NOTICE

State Board of Real Property Tax Services

will meet on

July 26, 2023 – 11:00 A.M.

The meeting will be conducted by videoconference at the following locations.

New York State Tax Department
Office of Real Property Tax Services
Central Office
299 Old Niskayuna Rd.
Wade Rd. Conference Room 1
Latham, NY 12110

New York State Tax Department
ORPTS Western Regional Office
Genesee County Building 2
3837 West Maine Street Road
Batavia, NY 14020

New York State Tax Department
ORPTS Southern Regional Office
44 South Broadway, 6th Floor
White Plains, NY 10601

New York State Tax Department
Buffalo District Office
77 Broadway
Buffalo, NY 14203

Board members will be physically present at the Batavia, Buffalo, and White Plains locations. ORPTS staff will be physically present at the Latham location. Members of the public may physically attend and observe the meeting from any of these locations. In addition, the meeting may be observed online via:

https://meetny.webex.com/meetny/j.php?MTID=m366cdb59ff2793e86aa86878aea16205

To access the meeting, call 1-518-549-0500 and use Access Code: 1619 69 1762

The materials that will be considered at the meeting (outside of executive session, if any) will be posted in advance of the meeting at:

https://www.tax.ny.gov/research/property/legal/stbd/index.htm

Agenda

I. State Board Administration – Minutes of June 14, 2023, State Board meeting

II. State Equalization – Final 2023 state equalization rates where complaints were filed:
Town of Fort Edward and Town of Hancock

- OVER -

III. STAR Exemption Appeals – General Discussion
[The Board will be asked to discuss the individual appeals in Executive Session to protect the confidential information of appellants]

IV. Executive Session [Subject to the approval of the State Board] – Discussion of individual STAR Exemption Appeals

V. STAR Exemption Appeals – Action on Resolutions

Conduct of Meeting

All State Board meetings are open to the public and, within two weeks of the meeting, a link to the meeting recording will be published on the State Board of Real Property Tax Services webpage.

The Board's functions include the determination of final special franchise assessments and values, railroad ceilings and State equalization rates where complaints were filed. Additionally, the Board hears and determines reviews relating to determinations of County equalization agencies and appeals from property owners who are dissatisfied with the Tax Department's final determination of STAR eligibility.

Adequate opportunity to comment on matters considered by the Board is available through hearings and written submissions. All written documents relating to items on the agenda are available to the Board members in advance of the meeting. The agenda is ordinarily available two weeks prior to a Board meeting.

Persons who wish to address the Board concerning a specific item on the agenda may request permission to do so by notifying the Assistant to the State Board at least seven days prior to the date of the meeting. The Board encourages individuals who wish to address the Board at the meeting to provide written comments concerning a specific item on the agenda prior to the meeting in accordance with the above schedule. This process allows the Board to adequately address interested individuals' concerns. When addressing the Board, presenters are encouraged to limit statements to no more than ten minutes.

Services Available – Upon Request

To ensure that Board meetings are accessible to individuals with disabilities, services are available upon request if made the day before the Board meeting. For those attending the Board meeting who have hearing difficulties, an Assisted Listening System is available for use to amplify speakers' voices, or an interpreter may be provided for those with deafness. For those watching the video of the Board meeting, closed captioning will be available. Please contact the Assistant to the State Board for these services.

MEETING MINUTES
SUBJECT TO APPROVAL BY STATE BOARD
NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
STATE BOARD OF REAL PROPERTY TAX SERVICES

MEETING OF JUNE 14, 2023

A meeting of the State Board of Real Property Tax Services was held via videoconference. The following members and staff were present:

Matthew Rand, *Chairman*
Scott Becker
Samuel Casella

Rachel Ingalsbe, *Acting Secretary of the State Board, and Interim Director of Real Property Tax Services*
Joseph Gerberg, *Legal Advisor to the State Board, Office of Counsel*
David Markey, *Legal Advisor to the State Board, Office of Counsel*
Brittany Murphy, *Assistant to the State Board, Office of Real Property Tax Services*
Kayla Goyer, *Assistant to the State Board, Office of Real Property Tax Services*
Brooke Wojdyla, *Assistant to the State Board, Office of Real Property Tax Services*

Gary Drake, *Real Property Analyst 3, Office of Real Property Tax Services*
Jennifer Lis, *Real Property Analyst 1, Office of Real Property Tax Services*
Jim McGovern, *Real Property Analyst 3, Office of Real Property Tax Services*
John Wolham, *Real Property Services Administrator 1, Office of Real Property Tax Services*
Edward Martorana, *Real Property Analyst 3, Office of Real Property Tax Services*
Margaret Owens, *Real Property Analyst 3, Office of Real Property Tax Services*
Rebecca Bellard, *Associate Accountant, Office of Real Property Tax Services*
Christi Dillenbeck, *Taxpayer Services Specialist 1, Office of Real Property Tax Services*
Lilly Wilder, *Real Property Analyst Trainee 1, Office of Real Property Tax Services*
Jesse Morris, *Representative for Optical Communications Group, Coyle & Morris*
Brad Ickes, *Optical Communications Group*
Roseanne Lemery, *Fort Edward Assessor*

Meeting Minutes – June 14, 2023

Mr. Rand called the State Board of Real Property Tax Services meeting to order at 11:00 A.M. He introduced the Board Members and various Tax Department staff members who were present. Ms. Ingalsbe gave a brief introduction of herself as the Acting Secretary of the State Board, and Interim Director of Real Property Tax Services.

Agenda Item No. I - State Board Administration - Minutes of the January 31, 2023, State Board meeting

On motion of Mr. Rand, seconded by Mr. Becker, Mr. Casella stated that the minutes of the January 31, 2023, Board meeting stand approved and were, hereby, adopted as written.

Agenda Item No. II - State Full Values and Assessment

Mr. Rand asked who will be presenting the resolutions.

Ms. Ingalsbe turned the meeting over to Mr. Martorana.

Optical Communications Group, Inc. (OCG)

Mr. Martorana began by discussing the complaints related to Optical Communications Group, Inc.

The Board Members turned the meeting over to Mr. Morris, the representative for OCG, to speak on their behalf.

The Board Members had questions for both parties, Mr. Martorana and Mr. Morris responded.

Mr. Rand motioned to approve resolution 23-12. Mr. Becker seconded the motion.

Upon the affirmative votes of Messrs. Rand, Casella, and Becker, the Board approved and adopted resolution 23-12.

Liberty Utilities (New York Water) Corp. f/k/a NY American Water Corporation, Inc. (Liberty)

Mr. Martorana began by discussing the complaints related to Liberty Utilities.

The Board Members did not have any questions.

Mr. Becker motioned to approve resolution 23-11. Mr. Casella seconded the motion.

Upon the affirmative votes of Messrs. Rand, Casella, and Becker, the Board approved and adopted resolution 23-11.

Meeting Minutes – June 14, 2023

SLIC Network Solutions, Inc.

Mr. Martorana began by discussing the complaints related to SLIC Network Solutions, Inc.

The Board Members did not have any questions.

Mr. Rand motioned to approve resolution 23-13. Mr. Casella seconded the motion.

Upon the affirmative votes of Messrs. Rand, Casella, and Becker, the Board approved and adopted resolution 23-13.

Bayonne Energy Center LLC

Mr. Martorana began by discussing the complaints related to Bayonne Energy Center LLC.

The Board Members did not have any questions.

Mr. Casella motioned to approve resolution 23-15. Mr. Becker seconded the motion.

Upon the affirmative votes of Messrs. Rand, Casella, and Becker, the Board approved and adopted resolution 23-15.

Consolidated Edison Company of New York, Inc. (CE).

Mr. Martorana began by discussing the complaints related to Consolidated Edison Company of New York, Inc.

The Board Members did not have any questions.

Mr. Becker motioned to approve resolution 23-14. Mr. Casella seconded the motion.

Upon the affirmative votes of Messrs. Rand, Casella, and Becker, the Board approved and adopted resolution 23-14.

Transcontinental Gas Pipeline Company

Mr. Martorana stated that the complaint from Transcontinental Gas Pipeline Company was withdrawn. No action was required.

Agenda Item No. III - STAR Exemption Appeals - General Discussion

Ms. Ingalsbe turned the meeting over to Mr. Gerberg.

Mr. Gerberg spoke briefly regarding the general principles of the STAR program.

Mr. Casella made a motion to go into executive session to discuss the STAR appeals. Mr. Becker seconded the motion.

Meeting Minutes – June 14, 2023

Agenda Item No. IV - Executive Session - Discussion of Individual STAR Exemption Appeals

Mr. Gerberg explained resolutions 23-16 through 23-24 to the Board in executive session.

Agenda Item No. V - STAR Exemption Appeals - Action on Resolutions

The meeting returned to public session.

Mr. Rand stated resolutions 23-16 through 23-24 had been considered and that a vote could take place and 23-16 would be looked at independently.

Mr. Casella motioned to approve resolution 23-16. Mr. Becker seconded the motion.

Upon the affirmative votes of Messrs. Rand, Casella, and Becker, the Board approved and adopted resolution 23-16.

Mr. Becker motioned to approve resolutions 23-17 through 23-24. Mr. Casella seconded the motion.

Upon the affirmative votes of Messrs. Rand, Casella, and Becker, the Board approved and adopted resolution 23-17 through 23-24.

Mr. Rand thanked everyone and with no further questions or comments, the Board concluded the meeting.

Respectfully submitted,

Rachel Ingalsbe

Acting Secretary of the State Board

MEMORANDUM

TO: State Board Members
FROM: Mrs. Owens
SUBJECT: Final 2023 State Equalization Rates, Complaints Filed
OFFICE: Real Property Tax Services
DATE: July 21, 2023

Purpose

To recommend final 2023 State equalization rates for two towns that filed complaints against their tentative 2023 State equalization rates.

Recommendation

Approval of resolutions 23-25 and 23-26 (Attachment A). The approval of these resolutions will result in the adoption of the recommended final State equalization rates for the Town of Fort Edward and the Town of Hancock. The recommended final State equalization rates are listed in Attachment B.

Discussion

The 2023 State equalization rates for cities and towns represent the relationship between the assessed value on the 2023 assessment rolls and the estimated full value of the municipality as of July 1, 2022. These estimates of full value are based on market value surveys conducted by The Office of Real Property Tax Services (ORPTS.) Under the procedures adopted by ORPTS for 2023 State equalization rates, when a survey yields a market value ratio that is within five percent of the locally stated Level of Assessment (LOA), the LOA will be adopted as the final State equalization rate. When a survey yields a market value ratio that differs from the LOA by more than five percent, the market value ratio will be adopted as the tentative State equalization rate.

As of this date, 2023 State equalization rates have been established for 952 cities and towns. The State equalization rates for 937 of these cities and towns are the same as the LOA. Two towns have filed complaints against their tentative 2023 equalization rate. A summary of the complaints and staff's recommendations for these complaints follows.

Town of Fort Edward- SWIS Code 533000:

The stated Level of Assessment (LOA) on the town's 2023 assessment roll is 100.00. The LOA declared on the tentative roll was not within five percent of the ORPTS estimate of market value ratio, therefore staff rejected the LOA and established a tentative 2023 State equalization rate of 91.55.

The town objects to the tentative State equalization rate of 91.55 based on 11 sales that the town would like removed from the residential sales ratio analysis. The assessor claims ORPTS did not use the transmitted corrections provided on 10 of the 11 sales and that the town has no record of the 11^{th} sale. The town also provided their own sales ratio analysis. The town also objects to the ORPTS residential market area trend. The town's objection to the market area trend used in the sales ratio study claims a 10% trend for 2020-2021 and a 4% trend for 2021-2022, instead of the ORPTS residential trend of 12% for 2021-2022. The town states that Fort Edward is different than the other towns in the market area used to determine the trends.

The town did not submit the sales corrections to ORPTS by the due date of September 1, 2022. The corrections for 6 of the 10 sales were not transmitted to ORPTS until February 16, 2023. Corrections on the other 4 sales were never received by ORPTS. The 11^{th} sale the assessor requests ORPTS removes from the sales ratio analysis is a valid sale.

The town did not present any supporting analysis to support either their market area residential trend or dispute the ORPTS market area trend. A market area is a group of towns with similar market influences. Market areas are periodically reviewed with input from assessors and county directors. If a town believes there should be an adjustment to their market area, documentation should be communicated to their regional liaison prior to the start of the market analysis process.

The town's submitted sales ratio analysis did not time adjust any sales in the analysis. Still, OPRTS removed the 11 sales from our sales ratio analysis as the town requested. Once the sales were time adjusted to the 2023 equalization rate valuation date of 7/1/2022, the results were a lower residential sales ratio than our previously determined ratio of 91.09.

ORPTS staff recommends no change to the tentative State equalization rate and the establishment of a final 2023 State equalization rate of 91.55 for the Town of Fort Edward.

Town of Hancock- SWIS Code 123600:

The stated Level of Assessment (LOA) on the town's 2023 assessment roll is 10.00. The LOA declared on the tentative roll was not within five percent of the ORPTS estimate of market value ratio, therefore staff rejected the LOA and established a tentative 2023 State Equalization Rate of 8.12.

The Town objects to the tentative State equalization rate of 8.12 based on the ORPTS appraised value of one of nine parcels in an economic unit known as the 'French Woods Festival of the Performing Arts'. The parcel is in Major Type B (commercial property). The Town requests that the appraisal of the subject parcel (450.-1-32) be lowered and believes it would result in a final State equalization rate of 10.00

Since this complaint is more technical than the usual complaint, perhaps we should begin our discussion with an overview of the issues it presents. The town's complaint is based entirely on the argument that one particular camp that ORPTS had appraised is actually worth only $5,000,000, which is substantially below the $21,320,000 appraised value that ORPTS had determined for it. Further, this argument fails to establish a basis for the town's complaint and request of a rate of 10.00. Even if the town had established that the camp is worth only $5,000,000, that would not be enough to justify establishing a final equalization rate of 10.00. It would, at most, support establishing a final rate of 8.78, which represents a modest increase over the tentative rate. Further, as we will show, we believe the town has failed to meet its burden of establishing that this property is worth only $5,000,000. As we shall explain, after reviewing the data we do not believe that a reduction in our appraised value for this camp is warranted, but we still believe it is worth at least $14,450,000. Making that reduction would result in a final equalization rate of 8.39. We recommend the final rate be established accordingly.

The town contends the value of all 9 parcels in the economic unit to be $5,000,000 in contrast to the ORPTS value of $28,850,000 for the entire economic unit. The ORPTS value for the one subject parcel named in the complaint is $21,320,000. The town suggests that the 9 parcel "Performing Arts" camp and a neighboring 6 parcel "Sports" camp be considered as one larger economic unit based on "common ownership" to support a reduction in value. The town also claims ORPTS is using the total number of units in both camps for its appraisal of the subject parcel. Additionally, the town objects to the addition of office/apartment rents, the operating expenses of the camp and the potential gross income of the camp used in the ORPTS income approach to value of the subject parcel. The town also provides graphs of 92 camp sales across the State with a minimum sales price of $1,000,000 and an average sales price of $3,133,000 to support a reduction in value based on a sales comparison approach.

ORPTS contacted the owner of both camps and ascertained that the two camps, with separate LLCs, operate independently and are economically independent. The "common ownership" is not relevant to a reduction in value.

The town suggests that ORPTS use of 750 camp units is incorrect and should be 500 units. In a conversation between ORPTS and the owner of both camps, the owner confirmed that 750 units is correct for the "Performing Arts" camp alone, but that the average number of units used each week is currently only 600. ORPTS increased the vacancy rate from 15% to 20% in our income approach for the subject property.

ORPTS also reviewed the town's suggestion that including the office and apartments rents in the income approach for appraising just the "Performing Arts" camp is inaccurate due to the integration of the 2 camps. ORPTS agrees to remove the office and apartment rents from the income approach due to the nominal income associated with office and housing in determining the subject appraisal.

The town references the operating expenses of 2 other camps with tax exempt status. Again, in conversation with the owner of the camp, ORPTS confirmed that the "Performing

Arts" camp is a for-profit camp, unlike the 2 other camps referenced by the town. However, based on data from a 2021 business survey by the American Camp Association which supports an expense ratio of 61% using the categories the camp owner identified as an expense for the "Performing Arts" camp, ORPTS raised their expense ratio from 60% to 65% in its income approach.

The town also states that that the Potential Gross Income (PGI) of the "Performing Arts" camp is $7,150,000. ORPTS believe this amount is inaccurate for several reasons including the number of campers, the use of the maximum camper fee when there are shorter sessions, and the use of calculations based on the "Sports" camp.

The assessor also provided a chart of 92 camp sales across New York State. The assessor did not provide any specific sale information for any of the 92 sales including tax map number, date of sale, inventories and amenities which can be used in an appraisal. The "Performing Arts" camp is a one-of-a-kind camp in its offerings, amenities and proximity to both downstate and upstate clientele. The uniqueness of the subject property would make any sales study used alone as an estimate of comparable market value inaccurate.

After considering a sales comparison approach and making the noted adjustments to the income approach, along with standard adjustments for personal property and intangibles, ORPTS has reduced its estimate of full value for subject parcel 450.-1-32 from 21,320,000 to 14,450,000 and recommends a final 2023 State equalization rate of 8.39 for the Town of Hancock.

Attachment A – Resolution, Findings and Determinations
Attachment B – Recommended Final State Equalization Rates List

Board of Real Property Tax Services

RESOLUTION 23-25

WHEREAS, the State Board of Real Property Tax Services has the power to determine the final State equalization rate for which a complaint has been filed pursuant to section 1210 of the Real Property Tax Law; and

WHEREAS, on June 6, 2023 the tentative State equalization rate for the Town of Fort Edward, Washington County, was determined by the Office of Real Property Tax Services (ORPTS) in accordance with section 1204 of the Real Property Tax Law and 20 NYCRR Part 8186; and

WHEREAS, pursuant to section 1204 of the Real Property Tax Law and 20 NYCRR 8186-2.7, notice of the determination of the tentative State equalization rate and the scheduled hearing date was mailed to the town on June 7, 2023; and

WHEREAS, a complaint (Form RP-6085.1), dated June 27, 2023, was filed by the town as specified in section 1206 of the Real Property Tax Law and 20 NYCRR 8186-15.2; and

WHEREAS, a hearing pursuant to section 1208 of the Real Property Tax Law, and 20 NYCRR 8186-15.5, was held with regard to this complaint on July 3, 2023; and

WHEREAS, at the July 3, 2023 hearing no appearance was made on behalf of the Town; and

WHEREAS, ORPTS staff has reviewed the complaint, filed reports regarding such review with the Complaint Review Panel and has made recommendations. The results of the review are annexed hereto, made a part hereof and summarized in the memorandum to the State Board, dated July 26, 2023; and

WHEREAS, the State Board has reviewed the abovementioned staff reports and recommendations and accepts the factual conclusions and recommendations contained therein; now therefore, be it

RESOLVED, that the State Board hereby adopts staff's factual conclusions and recommendations as Findings and Determinations of the State Board, to the same extent as if fully set forth herein; and, be it further

RESOLVED, that the State Board concludes that the final 2023 State equalization rate for the Town of Fort Edward as set forth in the List entitled "Recommended Final State Equalization Rates for 2023 Assessment Rolls for Towns Which Have Filed Complaints," dated July 21, 2023, on file in the ORPTS, and submitted in Agenda Item II, is determined to be the final State equalization rate, and that such rate be certified for the respective 2023 assessment roll.

Voting in favor:

Voting against:

Abstaining:

Absent:

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

I, Rachel Ingalsbe, Acting Secretary of the State Board of Real Property Tax Services, do hereby certify that the foregoing is a true copy, and the whole thereof, of a resolution duly adopted by the State Board on July 26, 2023.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said Board of Real Property Tax Services this 26th day of July 2023.

____
Rachel Ingalsbe
Acting Secretary of the State Board

NEW YORK STATE

Department of Taxation and Finance
Office of Real Property Tax Services

Complaint on Tentative State Equalization Rate, Class Equalization Rates and/or Class Ratios

RP-6085
(3/18)

RECEIVED
Jun 27, 2023

Please print or type; you must fill out this form in its entirety.

I, Timothy Fisher, Supervisor, Town of Fort Edward,
Name — Title of chief executive officer or legal representative

hereby complain and object to the tentative State equalization rate (and tentative class equalization rates and tentative class ratios, if applicable) established for the final assessment roll completed in the year 2023 for the *(choose only one)*:

County ☐ **City** ☐ **Town** ☑ or **Village*** ☐ **of**

* This form may be used by homestead villages. All other villages must use Form RP-6085.1, *Complaint on Tentative State Equalization Rate for Villages*.

Town of Fort Edward, Washington
Name of assessing unit — County

Timothy Fisher — 06-23-2023
Signature of chief executive officer or legal representative — Date

If a legal representative is filing this complaint, please complete the following address section.

Street address	City	State	ZIP code	Phone number
118 Broadway	Fort Edward	NY	12828	518-747-5212

Does a representative of your municipality plan to attend the rate hearing?

Yes ☐ **No** ☑

Attendance at the hearing is not required nor is it necessary to attend a hearing to file a complaint. No new information, objections, or documentation may be received at the hearing, nor will staff respond to the complaint at the hearing. Municipal officials may make oral comments at the hearing amplifying material submitted with the complaint.

This complaint form and supporting documentation must be mailed or served at least five days before the hearing date to:

NYS TAX DEPARTMENT
ORPTS-EXEC
W A HARRIMAN CAMPUS
ALBANY NY 12227-0801

Late documentation will not be accepted. Please refer to the *Notice of Tentative State Equalization Rate* which specifies the rate complaint submission deadline. Attach specific supporting documentation for each objection in accordance with 20 NYCRR Subpart 8186-15. If written objections are not filed, the tentative State equalization rate will be made final without change. ***For CAPs Only:*** In addition, pursuant to New York State Real Property Tax Law §579, for assessing units participating in a coordinated assessment program, the assessing unit must simultaneously serve a copy of its complaint upon all the other assessing units participating in the coordinated assessment program.

(continued)

Tentative Equalization Rate Objection

Year 2023 City/Town/Village Town of Fort Edward SWIS code 5330

Mark as many boxes as are appropriate.

Complainant's opinion of the equalization rate 100%

(Attach documentation and/or use this form to support your opinion.)

☑ 1. **Objection to ORPTS aggregate full value based upon:**

A. ☑ Residential Ratio ☐ Aggregate adjustment factor(s)
☑ Sales ☐ Other

(Attach alternate analysis results and documentation for each item checked. If you wish to have one or more sales removed, corrected, or added, attach Form RP-5023, Tentative State Equalization Rate Sale Objection.)

B. ☐ Objection to appraisal observations (from *Data Report 4)* number of appraisals ____________

(Attach Form RP-5022, Tentative State Equalization Rate Appraisal Objection, *for each appraisal objection with supporting documentation.)*

☐ 2. **Objection to current year appraisal** (from *Data Report 5)*

☐ State-owned land ☐ Other isolated property
☐ Special franchise ☐ Ceiling railroad

(Attach supporting documentation.)

☐ 3. **Objection to Assessor's Report data** (from *Data Report 6)*

(Attach supporting documentation.)

☐ 4. **Other objection (rule, law or procedure non-compliance)**

(Attach supporting documentation.)

Department of Taxation and Finance
Office of Real Property Tax Services

Tentative State Equalization Rate Sale Objection

RP-5023 (3/17)

Year 2023 City/Town/Village Town of Fort Edward SWIS code 53300

Removal/correction of sale

Use this section to supplement your objection submitted on Form RP-6085, *Complaint on Tentative State Equalization Rate, Class Equalization Rates and/or Class Ratios,* section 1A.

Attach supporting documentation for each sale with a request for a removal/correction.

	ORPTS Parcel ID *(from Data Report 4)*	Deed Book/Page	S - B - L	Requested action *(mark one box)* Remove	Correction only	Basis for requested action *(mark one or more boxes)* Market value	Sale price	Sale date	Condition	Other *(explain)*
1	533001	20220/3322	162.20-2-43	☑	☐	☐	☐	☐	☑	☐
2	533001	20220/2921	163.17-4-40	☑	☐	☐	☐	☐	☑	☐
3	533001	20220/396	163.17-5-23	☑	☐	☐	☐	☐	☑	☐
4	533001	20220/219	163.18-3-29	☑	☐	☐	☐	☐	☑	☐
5	533001	20210/6551	163.18-4-16	☑	☐	☐	☐	☐	☑	☐
6	533001	20210/7046	171.6-3-30.1	☑	☐	☐	☐	☐	☑	☐
7	533089	20210/6681	163.10-2-29	☑	☐	☐	☐	☐	☑	☐
8	533089	20220/3338	163.10-2-40	☑	☐	☐	☐	☐	☑	☐
9	533089	20220/3378	163.6-1-14	☑	☐	☐	☐	☐	☑	☐
10	533089	20220/1890	171.-2-4.1	☑	☐	☐	☐	☐	☑	☐

Add sale

Use this section to supplement your objection submitted on Form RP-6085, section 1A.

Attach supporting documentation for each sale with a request for an addition.

	SWIS code	Deed Book/Page	S - B - L	Basis for addition
1	533089	-/-	163.5-1-31	I Do not have this sale on my file.
2				
3				
4				
5				

Number of additional pages attached to Form RP-5023 23

52 Residential
Sales Ratio

Comparative Property Analysis Report
Sale Summary Listing

Corrected
Sales Data

Prop	NBHD	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	$SqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
210	7	533001	171.14-1-50	02/14/22	$155,000	$176,000	1.1355	01	D	3	1755	88.32	2007	3	2	0	0	1.18	534401	533 Drifting Ridge	Sovay, Molly Christi

Sub Total for Property Class: 210

		Sale Price	Assessment
Parcel Count:	41		
Minimum:		$25,000	$25,000
Maximum:		$280,000	$250,000
Mean:		$159,931	$162,122
Median:		$159,900	$165,000

Mean Ratio:	Median Ratio:	Avg. Abs. Dev:	PRD:	COD:
0.9865	1.0000	0.1282	0.9257	12.8154

NYS - Real Property System
Total Av Roll Yr: 2023

52 Sales

Comparative Property Analysis Report
Sale Summary Listing

Correct Data Input

6/23/23 16:27:06

Prop	NBHD	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	$SqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
		533089	163.5-1-4	11/23/21	$124,000	$112,000	0.9032	08	C	3	1380	89.86	1900	3	1	0	0	0.14	534401	592 Lower Allen St	Ingraham, William (
		533089	163.5-2-8	09/09/21	$150,000	$150,000	1.0000	08	C	4	1326	113.12	1930	3	1	0	0	0.14	534401	17 Parry St	Ouderkerk, Kimberl
		533089	163.6-2-8	05/10/22	$83,000	$224,000	2.6988	08	C	3	1163	71.37	1902	4	1	0	0	0.29	534401	603 Lower Wright S	Property Away Inc
		533089	163.6-3-7	08/12/21	$185,400	$185,000	0.9978	08	B	4	1300	142.62	1900	3	1	0	0	0.18	534401	603 Lower Oak St	Krywy, Kirsten M
		533089	163.6-3-29	12/10/21	$120,000	$114,000	0.9500	08	C	2	1856	64.66	1900	6	1	0	0	0.25	534401	542 Lower Wright S	Feeney, Marina
		533089	163.6-8-20	08/12/21	$139,000	$139,000	1.0000	08	C	4	1208	115.07	1940	3	1	0	0	0.24	534401	8 Hunt Ave	Fenton, John R
		533089	163.6-8-39	01/20/22	$90,000	$101,000	1.1222	08	C	3	1248	72.12	1942	3	1	0	0	0.15	534401	558 Lower Elizabetl	Farrell, Hannah
		533089	163.9-1-11.3	09/09/21	$185,000	$185,000	1.0000	01	C	4	1024	180.66	2005	3	1	0	0	0.21	534401	33 May St	Arenas, Danielle
		533089	163.9-1-14	08/09/21	$224,150	$230,000	1.0261	04	C	4	1956	114.60	1948	3	1	0	0	0.68	534401	26 Juliet St	Printy, Sarah Marie
		533089	163.10-1-60	07/29/21	$185,000	$185,000	1.0000	05	B	4	1231	150.28	1950	3	1	1	0	0.18	534401	9 Caputo Ave	LaRock, Brian M
		533089	163.10-1-67	09/24/21	$59,000	$59,000	1.0000	04	D	1	1170	50.43	1950	3	1	0	1	0.17	534401	11 Orsola Ave	French, Nathan
		533089	163.10-2-4	06/16/22	$215,000	$210,000	0.9767	01	C	3	1581	135.99	1970	3	1	1	0	0.46	534401	21 Wolf St	Sauer, Gary
210	3	533089	195.-1-2	07/29/21	$173,000	$173,000	1.0000	08	C	3	1702	101.65	1900	3	2	0	0	1.30	534401	1543 State Route 4	Rios, Hannah Sue
210	5	533089	154.18-9-11.3	12/10/21	$280,000	$250,000	0.8929	01	C	4	1690	165.68	2008	3	2	0	0	0.78	534401	232 Perkins Dr Ext	Pennock, Katlyn
		533001	163.13-1-36	08/13/21	$219,000	$180,000	0.8219	01	C	3	1248	175.48	1972	3	2	0	0	0.34	533001	17 Wincrest Dr	Corcoran, Tammy L
		533001	163.13-1-37	01/19/22	$240,000	$230,000	0.9583	06	C	3	2148	111.73	1980	3	2	0	3	0.35	533001	14 Wincrest Dr	Linehan, Colleen E
		533001	171.10-3-4	02/17/22	$190,000	$205,000	1.0789	01	C	3	1232	154.22	2016	2	2	0	0	0.82	533001	7 Frederick Dr	Glasheen, Sean S
		533001	171.10-3-8	11/08/21	$262,000	$245,000	0.9351	02	B	4	1611	162.63	1979	3	1	0	0	0.61	533001	15 Frederick Dr	Wells, Valerie L
210	6	533001	162.20-1-32	12/15/21	$73,500	$74,000	1.0068	09	C	2	780	94.23	1900	3	1	0	0	0.23	533001	15 Chestnut St	JJ&J Holdings LLC
		533001	162.20-2-34	01/20/22	$97,500	$108,000	1.1077	08	C	3	1384	70.45	1835	4	1	0	0	0.16	533001	103 Mccrea St	Fenton, Jusjti M
		533001	163.13-2-34	02/01/22	$165,000	$162,000	0.9818	08	C	4	1196	137.96	1930	2	1	0	0	0.17	533001	22 Griffin Ave	Myers, John III
		533001	163.13-2-39	04/22/22	$187,000	$148,000	0.7914	04	C	3	1468	127.38	1935	4	1	1	0	0.22	533001	8-10 Griffin Ave	Sanders, Nicholas
		533001	163.13-2-51	10/19/21	$140,000	$140,000	1.0000	08	C	4	1452	96.42	1940	3	1	0	0	0.17	533001	19 Griffin Ave	Baker, Ronald G
		533001	163.14-4-25	10/08/21	$220,000	$220,000	1.0000	08	C	4	2318	94.91	1911	4	1	0	0	0.23	533001	244 Broadway	Wheaton, Kelly L
		533001	163.14-5-14	08/12/21	$159,000	$165,000	1.0377	08	C	4	1360	116.91	1920	3	2	0	0	0.17	533001	15 Summit St	Harrington, Delia A
		533001	163.14-5-21	08/30/21	$175,000	$175,000	1.0000	08	C	3	2058	85.03	1872	3	1	0	0	0.17	533001	4 Harrison St	Cassin, Nicholas
		533001	163.14-5-23	10/27/21	$165,000	$165,000	1.0000	08	C	3	1196	137.96	1925	3	1	0	0	0.17	533001	8 Harrison St	Cenate, Cortney L
		533001	163.17-1-15	12/02/21	$119,500	$120,000	1.0042	09	C	4	820	145.73	1900	2	1	1	0	0.18	533001	4 Seminary St	Landgren, Ashley E
		533001	163.17-2-13	12/23/21	$138,000	$145,000	1.0507	08	C	3	1728	79.86	1860	3	2	0	0	0.27	533001	19 Pickett Dr	Sitterly, Danielle M
		533001	163.18-1-19	12/20/21	$180,000	$194,000	1.0778	08	B	4	1588	113.35	1898	4	2	0	0	0.30	533001	2 Keating Ave	Oldroyd, Taylor
		533001	163.18-1-20	11/02/21	$204,000	$200,000	0.9804	08	C	4	1824	111.84	1900	4	3	0	0	0.19	533001	11 Washington St	Otero, Estevan
		533001	163.18-3-30	08/30/21	$169,950	$170,000	1.0003	08	B	4	1320	128.75	1865	3	1	1	1	0.30	533001	99 East St	Lockhart, Rachel E
		533001	163.18-3-41	07/29/21	$25,000	$25,000	1.0000	08	D	1	1130	22.12	1900	3	1	0	0	0.06	533001	11 Wing St	Garcia, Lloyd
		533001	171.6-2-18	07/23/21	$139,000	$139,000	1.0000	01	C	3	900	154.44	1938	3	1	0	0	0.20	533001	14 Baldwin Ave	Cook, Andrew Davi(
		533001	171.6-3-23	11/29/21	$159,900	$145,000	0.9068	08	B	4	1218	131.28	1900	3	1	1	0	0.15	533001	66 Notre Dame St	Brown, Patricia
		533001	171.6-3-24	09/21/21	$140,000	$140,000	1.0000	08	C	2	1168	119.86	1900	3	2	0	0	0.16	533001	68 Notre Dame St	Hanson, Chris
		533001	171.6-3-41	12/13/21	$144,900	$145,000	1.0007	08	C	2	1980	73.18	1897	5	2	0	0	0.19	533001	13-15 State St	Goldman, Levinia M
210	7	533001	171.14-1-46	12/10/21	$156,500	$157,000	1.0032	01	D	3	1215	128.81	2005	3	2	0	1	0.55	534401	427 Tori Trce	Cheney, David

Prop	NBHD	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	$SqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
220	2	533089	163.5-2-51	04/27/22	$115,000	$114,000	0.9913	08	C	3	2088	55.08	1900	4	2	0	0	0.17	534401	14 Olive St	Equitable Estates L
220	6	533001	163.17-5-1	06/17/22	$125,000	$125,000	1.0000	08	C	2	2184	57.23	1900	6	2	0	0	0.11	533001	61 Seminary St	Campbell, Matthew
		533001	163.17-5-3	09/15/21	$149,900	$150,000	1.0007	08	C	3	2016	74.36	1900	4	2	0	0	0.34	533001	55-57 Seminary St	Bessette, Collin
		533001	163.17-5-9	09/16/21	$61,200	$61,000	0.9967	08	D	2	1350	45.33	1900	4	2	0	0	0.06	533001	41 Seminary St	Adriance, Kiley
		533001	171.5-2-7	03/24/22	$100,000	$105,000	1.0500	08	C	3	1280	78.13	1860	4	2	0	0	0.14	533001	2 Terminal Ln	JJ Terminal Lane LI
		533001	171.6-1-29	01/14/22	$90,000	$95,000	1.0556	08	C	2	2248	40.04	1859	2	2	0	0	0.10	533001	96 Broadway	Brodeur, Benjamin I

Sub Total for Property Class: 220

		Sale Price	Assessment
Parcel Count:	6		
Minimum:		$61,200	$61,000
Maximum:		$149,900	$150,000
Mean:		$106,850	$108,333
Median:		$107,500	$109,500

Mean Ratio:	Median Ratio:	Avg. Abs. Dev:	PRD:	COD:
1.0157	1.0004	0.0197	1.0018	1.9710

Prop	NBHD	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	$SqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
240	3	533089	164.-2-13.3	06/16/22	$355,000	$317,000	0.8930	01	B	4	2036	174.36	1998	3	2	0	1	4.97	534401	331 East Rd	Saunders, Skyler
		533089	171.-1-23	08/02/21	$265,000	$265,000	1.0000	08	C	4	1296	204.48	1880	3	1	0	0	29.16	533001	144 State Route 19	Geraghty, Emer

Sub Total for Property Class: 240

Parcel Count: 2	Sale Price	Assessment
Minimum:	$265,000	$265,000
Maximum:	$355,000	$317,000
Mean:	$310,000	$291,000
Median:	$310,000	$291,000

Mean Ratio:	Median Ratio:	Avg. Abs. Dev:	PRD:	COD:
0.9465	0.9465	0.0535	1.0083	5.6524

Comparative Property Analysis Report
Sale Summary Listing

Prop	NBHD	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	$SqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
241	3	533089	164.-2-8	03/05/22	$239,000	$243,000	1.0167	01	C	3	1400	170.71	1999	3	2	0	0	42.40	534401	310 County Route 4	LeBarron, Brian
		533089	196.-1-15	07/15/21	$275,000	$275,000	1.0000	01	C	3	1092	251.83	2016	2	1	1	0	66.89	532001	213 Williams Rd	King, Phillip

Sub Total for Property Class: 241

Parcel Count: 2

	Sale Price	Assessment
Minimum:	$239,000	$243,000
Maximum:	$275,000	$275,000
Mean:	$257,000	$259,000
Median:	$257,000	$259,000

Mean Ratio:	Median Ratio:	Avg. Abs. Dev:	PRD:	COD:
1.0084	1.0084	0.0084	1.0006	0.8281

Prop	NBHD	SWIS	Print Key	Sale Date	Sale Price	Total Av	Ratio	Style	Grade	Cond	SFLA	$SqFt	YrBlt	Bed	Bth	Hlf	Fire	Acres	School	Location	Owner
270	3	533089	203.-2-5	03/12/22	$35,000	$36,000	1.0286											1.10	532001	152 County Route 4	Upton, Peggy

Sub Total for Property Class: 270

Parcel Count: 1	Sale Price	Assessment
Minimum:	$35,000	$36,000
Maximum:	$35,000	$36,000
Mean:	$35,000	$36,000
Median:	$35,000	$36,000

Mean Ratio:	Median Ratio:	Avg. Abs. Dev:	PRD:	COD:
1.0286	1.0286	0.0000	1.0000	0.0000

Grand Total:

Parcel Count: 52	Sale Price	Assessment
Minimum:	$25,000	$25,000
Maximum:	$355,000	$317,000
Mean:	$160,948	$162,173
Median:	$157,750	$159,500

Mean Ratio:	Median Ratio:	Avg. Abs. Dev:	PRD:	COD:
0.9900	1.0000	0.1062	0.9447	10.6248

67 Sales 2 pages - 5530 [illegible]

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11

swis2	book	page	swis6	pc_atos	sch_cd	avT_atos	n	sale_pri	cod_	arm	prnt_key	sec_swis	maj_type	
53	20220	566	533001	210	533001	68800	1	97500	Y	Y	162.20-2-34	533001	A	
53	20220	3322	533001	210	533001	79200	1	184440	Y	Y	162.20-2-43	533001	A	"G"
53	20210	5385	533001	210	533001	86400	1	219000	Y	Y	163.13-1-36	533001	A	
53	20220	539	533001	210	533001	158000	1	253000	Y	Y	163.13-1-37	533001	A	
53	20220	737	533001	210	533001	75300	1	165000	Y	Y	163.13-2-34	533001	A	
53	20210	6583	533001	210	533001	76200	1	140000	Y	Y	163.13-2-51	533001	A	
53	20220	2848	533001	210	533001	92300	1	75000	Y	Y	163.13-2-63	533001	A	
53	20210	5107	533001	210	533001	83000	1	75000	Y	Y	163.14-2-27	533001	A	
53	20210	6280	533001	210	533001	97600	1	220000	Y	Y	163.14-4-25	533001	A	
53	20220	3514	533001	210	533001	75000	1	150000	Y	Y	163.14-5-20	533001	A	
53	20210	6649	533001	210	533001	68700	1	165000	Y	Y	163.14-5-23	533001	A	
53	20210	7708	533001	210	533001	77000	1	119500	Y	Y	163.17-1-15	533001	A	
53	20220	3183	533001	210	533001	118000	1	240000	Y	Y	163.17-1-18	533001	A	
53	20220	573	533001	210	533001	75000	1	146280	Y	Y	163.17-2-13	533001	A	
53	20220	2921	533001	210	533001	64100	1	142994	Y	Y	163.17-4-40	533001	A	"G"
53	20220	3428	533001	220	533001	72200	1	125000	Y	Y	163.17-5-1	533001	A	
53	20220	396	533001	210	533001	85000	1	154000	Y	Y	163.17-5-23	533001	A	"A"
53	20210	5754	533001	220	533001	82200	1	149900	Y	Y	163.17-5-3	533001	A	
53	20210	5801	533001	220	533001	35000	1	61200	Y	Y	163.17-5-9	533001	A	
53	20210	7916	533001	210	533001	100000	1	180000	Y	Y	163.18-1-19	533001	A	
53	20220	1736	533001	220	533001	75500	1	204000	Y	Y	163.18-1-20	533001	A	
53	20210	6755	533001	220	533001	68700	1	66780	Y	Y	163.18-2-39	533001	A	
53	20210	7837	533001	210	533001	55000	1	150000	Y	Y	163.18-3-23	533001	A	
53	20220	219	533001	210	533001	74300	1	135680	Y	Y	163.18-3-29	533001	A	"G"
53	20210	5344	533001	210	533001	55000	1	169950	Y	Y	163.18-3-30	533001	A	
53	20210	4597	533001	210	533001	46600	1	25000	Y	Y	163.18-3-41	533001	A	
53	20210	6551	533001	210	533001	74700	1	80500	Y	Y	163.18-4-16	533001	A	"G"
53	20210	7894	533001	210	533001	61000	1	74000	Y	Y	163.19-1-7	533001	A	
53	20220	1118	533001	210	533001	120800	1	190000	Y	Y	171.10-3-4	533001	A	
53	20210	6971	533001	210	533001	112000	1	262000	Y	Y	171.10-3-8	533001	A	
53	20220	390	533001	210	534401	100000	1	156500	Y	Y	171.14-1-46	533001	A	
53	20220	1130	533001	210	534401	111000	1	155000	Y	Y	171.14-1-50	533001	A	
53	20220	1780	533001	220	533001	65800	1	100000	Y	Y	171.5-2-7	533001	A	
53	20220	636	533001	220	533001	76000	1	90000	Y	Y	171.6-1-29	533001	A	

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53	20210	6077	533001	210	533001	65000	1	140000	Y	Y	171.6-3-24	533001	A	
53	20210	7046	533001	210	533001	40000	1	60000	Y	Y	171.6-3-30.1	533001	A	"I"
53	20210	7847	533001	210	533001	76000	1	144900	Y	Y	171.6-3-41	533001	A	
53	20210	6961	533001	210	533001	43100	1	40000	Y	Y	171.6-5-6	533001	A	
53	20210	5060	533001	210	533001	110300	1	235000	Y	Y	171.7-1-20	533001	A	
53	20220	120	533089	210	534401	147500	1	280000	Y	Y	154.18-9-11	533089	A	
53	20210	5551	533089	210	534401	75400	1	165000	Y	Y	163.10-1-50	533089	A	
53	20210	6681	533089	210	534401	68000	1	143500	Y	Y	163.10-2-29	533089	A	"I"
53	20220	3884	533089	210	534401	126500	1	215000	Y	Y	163.10-2-4	533089	A	
53	20220	3338	533089	210	534401	47600	1	45000	Y	Y	163.10-2-40	533089	A	"G"
53	20220	3378	533089	210	534401	88300	1	180000	Y	Y	163.5-1-31	533089	A	Don't have this SALE
53	20220	285	533089	210	534401	81100	1	124020	Y	Y	163.5-1-4	533089	A	
53	20220	2452	533089	220	534401	89900	1	115000	Y	Y	163.5-2-51	533089	A	
53	20210	5536	533089	210	534401	87000	1	150000	Y	Y	163.5-2-8	533089	A	
53	20220	1399	533089	210	534401	132300	1	205000	Y	Y	163.6-1-14	533089	A	"G"
53	20220	2704	533089	210	534401	92900	1	83000	Y	Y	163.6-2-8	533089	A	
53	20210	7705	533089	210	534401	82200	1	120000	Y	Y	163.6-3-29	533089	A	
53	20210	6086	533089	210	534401	90400	1	139000	Y	Y	163.6-8-20	533089	A	
53	20220	684	533089	210	534401	70000	1	90000	Y	Y	163.6-8-39	533089	A	
53	20210	5716	533089	210	534401	135200	1	185000	Y	Y	163.9-1-11.3	533089	A	
53	20220	1993	533089	210	534401	188200	1	239000	Y	Y	164.-2-8	533089	A	
53	20210	5910	533089	240	533001	145000	1	265000	Y	Y	171.-1-23	533089	A	
53	20220	1890	533089	210	534401	70600	1	130000	Y	Y	171.-2-4.1	533089	A	"G"
53	20220	2915	533089	210	534401	155700	1	355000	Y	Y	187.-2-6.1	533089	A	
53	20210	7664	533089	210	532001	60900	1	115000	Y	Y	195.-1-11.2	533089	A	
53	20210	4660	533089	210	534401	109600	1	173000	Y	Y	195.-1-2	533089	A	
53	20210	4500	533089	210	532001	163800	1	275000	Y	Y	196.-1-15	533089	A	
53	20220	1519	533089	270	532001	20600	1	35000	Y	Y	203.-2-5	533089	A	

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PART 5 - Residential Sales Ratio Study result

Weighted Mean Pass

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes @ 95%	62	100.0	100.0	100.0

Sales FC

Sales Used in Study

	Print Key	2022 PC	Book	Page	Sale Date	Sale Price	Measured Roll AV/SP Ratio	
1 ✓	154.18-9-11.3	210	20220	120	12/10/2021	280000	.84	
2 ✓	162.20-2-34	210	20220	566	01/20/2022	97500	1.05	
NO - 3 X	162.20-2-43 G	210	20220	3322	06/10/2022	184440	.63	Significant change
4 ✓	163.5-1-4	210	20220	285	11/23/2021	124020	.84	
NO 5	163.5-1-31	210	20220	3378	06/02/2022	180000	~~.71~~	I don't have the sale
6 ✓	163.5-2-8	210	20210	5536	09/09/2021	150000	.92	
7 ✓	163.5-2-51	220	20220	2452	04/27/2022	115000	.97	
NO - 8 X	163.6-1-14 G	210	20220	1399	12/06/2021	205000	.76	Significant
9 ✓	163.6-2-8	210	20220	2704	05/10/2022	83000	1.55	
10 ✓	163.6-3-29	210	20210	7705	12/10/2021	120000	.90	
11 ✓	163.6-8-20	210	20210	6086	08/12/2021	139000	.91	
12 ✓	163.6-8-39	210	20220	684	01/20/2022	90000	1.07	
13 ✓	163.9-1-11.3	210	20210	5716	09/09/2021	185000	.92	
14 ✓	163.10-1-50	210	20210	5551	08/27/2021	165000	.91	
15 ✓	163.10-2-4	210	20220	3884	06/16/2022	215000	.98	
NO - 16 X	163.10-2-29 A	210	20210	6681	10/29/2021	143500	.71	Forced sale
NO - 17 X	163.10-2-40 G	270	20220	3338	10/05/2021	45000	.60	Significant change
18 ✓	163.13-1-36	210	20210	5385	08/13/2021	219000	.91	
19 ✓	163.13-1-37	210	20220	539	01/19/2022	253000	.87	
20 ✓	163.13-2-34	210	20220	737	02/01/2022	165000	.94	
21 ✓	163.13-2-51	210	20210	6583	10/19/2021	140000	.93	
22 ✓	163.13-2-63	220	20220	2848	05/05/2022	75000	1.24	
23 ✓	163.14-2-27	210	20210	5107	07/16/2021	75000	.90	
24 ✓	163.14-4-25	210	20210	6280	10/08/2021	220000	.93	
25 ✓	163.14-5-20	210	20220	3514	06/22/2022	150000	.89	
26 ✓	163.14-5-23	210	20210	6649	10/27/2021	165000	.93	

Sales 7/1/2021 thru 6/30/2022

PART 5 - Residential Sales Ratio Study result

Sales Used in Study

		Print Key	2022 PC	Book	Page	Sale Date	Sale Price	Measured Roll AV/SP Ratio	
	27	163.17-1-15	210	20210	7708	12/02/2021	119500	.95	
	28	163.17-1-18.2	210	20220	3183	06/03/2022	240000	.75	
	29	163.17-2-13	210	20220	573	12/23/2021	146280	.94	
NO	30	163.17-4-40	210	20220	2921	05/13/2022	142994	.72	Seller
	31	163.17-5-1	220	20220	3428	06/17/2022	125000	1.00	
	32	163.17-5-3	220	20210	5754	09/15/2021	149900	.92	
	33	163.17-5-9	220	20210	5801	09/16/2021	61200	.91	
NO	34	163.17-5-23	210	20220	396	01/18/2022	154000	.68	
	35	163.18-1-19	210	20210	7916	12/20/2021	180000	1.02	
	36	163.18-1-20	210	20220	1736	11/02/2021	204000	.92	
	37	163.18-2-39	220	20210	6755	10/12/2021	66780	.94	
	38	163.18-3-23	210	20210	7837	11/23/2021	150000	.81	
NO	39	163.18-3-29	210	20220	219	12/30/2021	135680	.82	- Seller con
	40	163.18-3-30	210	20210	5344	08/30/2021	169950	.91	
	41	163.18-3-41	210	20210	4597	07/29/2021	25000	.90	
NO -	42	163.18-4-16	210	20210	6551	10/20/2021	80500	1.27	Significant change
	43	163.19-1-7	210	20210	7894	11/30/2021	74000	.95	
	44	164.-2-8	241	20220	1993	03/05/2022	239000	.99	
	45	171.-1-23	240	20210	5910	08/02/2021	265000	.91	
NO	46	171.-2-4.1	210	20220	1890	03/28/2022	130000	1.37	Significant change
	47	171.5-2-7	220	20220	1780	03/24/2022	100000	1.02	
	48	171.6-1-29	220	20220	636	01/14/2022	90000	1.01	
	49	171.6-3-24	210	20210	6077	09/21/2021	140000	.92	
NO	50	171.6-3-30.1	210	20210	7046	11/15/2021	60000	1.12	Not on market
	51	171.6-3-41	210	20210	7847	12/13/2021	144900	.94	
	52	171.6-5-6	210	20210	6961	11/05/2021	40000	1.71	
	53	171.7-1-20	210	20210	5060	08/12/2021	235000	.91	
	54	171.10-3-4	210	20220	1118	02/17/2022	190000	1.04	
	55	171.10-3-8	210	20210	6971	11/08/2021	262000	.87	
	56	171.14-1-46	210	20220	390	12/10/2021	156500	.95	
	57	171.14-1-50	210	20220	1130	02/14/2022	155000	1.09	

PART 5 - Residential Sales Ratio Study result

Sales Used in Study

	Print Key	2022 PC	Book	Page	Sale Date	Sale Price	Measured Roll AV/SP Ratio
58	187.-2-6.1	210	20220	2915	05/20/2022	355000	.63
59	195.-1-2	210	20210	4660	07/29/2021	173000	.90
60	195.-1-11.2	210	20210	7664	12/07/2021	115000	.82
61	196.-1-15	241	20210	4500	07/15/2021	275000	.90
62	203.-2-5	270	20220	1519	03/12/2022	35000	1.00

RPS Version 4 - [Sale Update; Group - assessor; Name - ttel]

File Edit View Toolbar Window Help

162.20-2-43
Bushman, Cheyenne
84 Mccrea St

533001 Fort Edward
Roll Year: 2023 Curr Yr
Land Size: 75.00 x 132.00

Active
1 Family Res

R/S: 1

School: Fort Edward
Land AV: 19,400
Total AV: 174,000

- Parcel 162.20-2-43
  - History
  - Assessment
    - Spec Dist(s)
  - Description
  - Owner(s)
    - Notes
  - Images
  - Gis
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
  - Sale06/10/22
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale07/23/21
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation

Sale | Additional Sales Info./Attorney Info | Owner(s)

Condition Codes: 6 View Cond Codes

Deed Date: 06/14/2022
Deed Book: 20220
Deed Page: 3322
Contract Date: 04/20/2022
Sale Date: 06/10/2022
Date Last Phy Insp: 00/00/0000
Full Sale Price: 174,000
Personal Prop:
Net Sale Price: 174,000
Valuation Usable:
No. Parcels: 1 OR Part of a Parcel

Sale Type: 3 Land & Building
Deed Type: W Warranty
Sales Status: T Transmitted

Corrections Data
Verify: A Assessor
Condition Code
Sale Date
Sale Price or Personal Property ✓

Rar Excluded: Yes
Cod Excluded: Yes
Arms Length: Yes

Current Owner(s):	Sale Date:
Cheyenne Bushman	06/10/2022
Shane M Smith	06/10/2022

Prior Owners:

Last Name:	First Name:	MI:	Jr,Sr,ect
Bellenger	John		

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RPS Version 4 - [Sale Update, Group - assessor, Name - ...]

File Edit View Toolbar Window Help

163.17-4-40
Keefer, Nicholas
4 Satterlee Ln

533001 Fort Edward
Roll Year 2023 Curr Yr
Land Size 0.17 acres

Active
1 Family Res

R/S 1 School Fort Edward
Land AV 15,200
Total AV 135,000

Parcel 163.17-4-40
- History
- Assessment
  - Spec Dist(s)
  - Notes
- Description
- Owner(s)
- Images
- Gis
- Site (1) Res
  - Land(s)
  - Bldg
  - Imprvmt(s)
  - Valuation
- Sale05/13/22
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation

Sale | Additional Sales Info /Attorney Info | Owner(s)

Condition Codes: I   View Cond Codes

Deed Date:	05/13/2022	Sale Type:	3 Land & Building
Deed Book:	2022	Deed Type:	W Warranty
Deed Page:	2921	Sales Status:	T Transmitted
Contract Date:	00/00/0000	Corrections Data	
Sale Date:	05/13/2022	Verify:	
Date Last Phy Insp:	00/00/0000	Condition Code	
Full Sale Price:	134,900	Sale Date	
Personal Prop:		Sale Price or Personal Property	
Net Sale Price:	134,900	Rar Excluded:	Yes
Valuation Usable:		Cod Excluded:	Yes
No. Parcels:	1 OR Part of a Parcel	Arms Length:	No

Current Owner(s):

Current Owner(s)	Sale Date
Nicholas Keefer	05/13/2022
Autumn Marie Keefer	05/13/2022

Prior Owners:

Last Name:	First Name:	MI:	Jr,Sr,ect
Pagana	Tammy	A	
Pagana	Carmela	F	

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RPS Version 4 - [Sale Update ; Group - assessor; Name - ...]

File Edit View Toolbar Window Help

163.17-5-23

Boucher, Christopher
11 Seminary St

533001 Fort Edward
Roll Year: 2023 Cur Yr
Land Size: 0.13 acres

Active
1 Family Res

R/S: 1

School: Fort Edward
Land AV: 12,800
Total AV: 154,000

- Parcel 163.17-5-23
  - Notes
  - History
  - Assessment
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
  - Sale01/08/22
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale04/22/16
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale09/28/07
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale09/08/06
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale04/07/06
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation

Sale | Additional Sales Info /Attorney Info | Owner(s)

Condition Codes: G

View Cond Codes

Deed Date: 01/09/2022
Deed Book: 2022
Deed Page: 396
Contract Date: 00/00/0000
Sale Date: 01/08/2022
Date Last Phy Insp: 00/00/0000
Full Sale Price: 154,000
Personal Prop:
Net Sale Price: 154,000
Valuation Usable:
No. Parcels: 1 OR Part of a Parcel:

Sale Type: 3 Land & Building
Deed Type: W Warranty
Sales Status: T Transmitted

Corrections Data
Verify:
Condition Code
Sale Date
Sale Price or Personal Property

Rar Excluded: Yes
Cod Excluded: Yes
Arms Length: Yes

Current Owner(s):	Sale Date:
Christopher Boucher	01/08/2022

Prior Owners:

Last Name:	First Name:	MI:	Jr,Sr,ect
Bardin	Kayla	D	

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RPS Version 4 - [Sale Update , Group - assessor, Name - ...]

File Edit View Toolbar Window Help

163.18-3-29
Huntington, Wanda J
101 East St

533001 Fort Edward
Roll Year: 2023 Curr Yr
Land Size: 0.30 acres

Active
1 Family Res

R/S: 1

School: Fort Edward
Land AV: 21,500
Total AV: 128,000

- Parcel 163.18-3-29
  - History
  - Assessment
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
  - Sale12/30/21
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale09/13/11
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale02/10/07
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale04/25/05
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation

Sale | Additional Sales Info./Attorney Info | Owner(s)

Condition Codes: [ ] View Cond Codes

Deed Date: 01/10/2022
Deed Book: 2022
Deed Page: 219
Contract Date: 00/00/0000
Sale Date: 12/30/2021
Date Last Phy Insp: 00/00/0000
Full Sale Price: 128,000
Personal Prop:
Net Sale Price: 128,000
Valuation Usable:
No. Parcels: 1 OR Part of a Parcel:

Sale Type: 3 Land & Building
Deed Type: W Warranty
Sales Status: T Transmitted

Corrections Data
Verify:
Condition Code
Sale Date
Sale Price or Personal Property

Rar Excluded: Yes
Cod Excluded: Yes
Arms Length: No

Current Owner(s):	Sale Date:
Wanda J Huntington	12/30/2021

Prior Owners:

Last Name:	First Name:	MI	Jr Sr ect
Roberts	Patricia		

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RPS Version 4 - [Sale Update ; Group - assessor, Name - ...]

File Edit View Toolbar Window Help

163.18-4-16

Colvin, Zachary T

37 Center St

533001 Fort Edward | Active | R/S 1 | School Fort Edward

Roll Year 2023 Curr Yr | 1 Family Res | Land AV 17,600

Land Size 66.00 x 132.00 | Total AV 176,000

Parcel 163.18-4-16
- History
- Assessment
  - Spec Dist(s)
- Description
- Owner(s)
  - Notes
- Images
- Gis
- Site [1] Res
  - Land(s)
  - Bldg
  - Imprvmt(s)
  - Valuation
- Sale07/13/22
  - Site [1] Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
- Sale08/15/13
  - Site [1] Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation

Sale | Additional Sales Info /Attorney Info | Owner(s)

Condition Codes: 6 | View Cond Codes

Deed Date: 08/01/2022

Deed Book: 20220

Deed Page: 4245

Contract Date: 05/18/2022

Sale Date: 07/13/2022

Date Last Phy Insp: 00/00/0000

Full Sale Price: 170,000

Personal Prop:

Net Sale Price: 170,000

Valuation Usable:

No. Parcels: 1 OR Part of a Parcel:

Sale Type: 3 Land & Building

Deed Type: W Warranty

Sales Status: T Transmitted

Corrections Data:

Verify: A Assessor

Condition Code

Sale Date

Sale Price or Personal Property ✓

Rar Excluded: Yes

Cod Excluded: Yes

Arms Length: Yes

Current Owner(s):	Sale Date:
Zachary T Colvin	07/13/2022
Caitlin Dymond	07/13/2022

Prior Owners:

Last Name:	First Name:	MI	Jr,Sr,etc
BLC Internationa			

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RPS Version 4 - [Sale Update , Group - assessor, Name - ...]

File Edit View Toolbar Window Help

171.6-3-30.1

Brayton, Donald
12 Canal St

533001 Fort Edward
Roll Year 2023 Curr Yr
Land Size 7.04 acres

Active
1 Family Res

R/S 1 School Fort Edward
Land AV 37,200
Total AV 72,000

- Parcel 171.6-3-30.1
  - History
  - Assessment
    - Spec Dist(s)
    - Notes
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
  - Sale11/15/21
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale06/12/08
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale06/12/08
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale08/28/07
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation

Sale | Additional Sales Info./Attorney Info | Owner(s)

Condition Codes: [ ] View Cond Codes

Deed Date: 11/16/2021
Deed Book: 20210
Deed Page: 7046
Contract Date: 11/15/2021
Sale Date: 11/15/2021
Date Last Phy Insp: 00/00/0000
Full Sale Price: 60,000
Personal Prop:
Net Sale Price: 60,000
Valuation Usable:
No. Parcels: 1 OR Part of a Parcel:

Sale Type: 3 Land & Building
Deed Type: W Warranty
Sales Status: T Transmitted

Corrections Data
Verify:
Condition Code
Sale Date
Sale Price or Personal Property

Rar Excluded: Yes
Cod Excluded: Yes
Arms Length: No

Current Owner(s):	Sale Date:
Donald Brayton Jr	11/15/2021
Maria Brayton	11/15/2021

Prior Owners:

Last Name:	First Name:	MI	Jr,Sr,etc
Barlow	Mary Ellen		

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RPS Version 4 - [Sale Update , Group - assessor, Name - ...]

File Edit View Toolbar Window Help

163.10-2-29
Norton, Alex Allen
21 Campbell Dr

533089 Fort Edward
Roll Year 2023 Curr Yr
Land Size 75.00 x 120.00

Active
1 Family Res

R/S 1 School Hudson Falls
Land AV 17,600
Total AV 140,000

Parcel 163.10-2-29
- History
- Assessment
  - Spec Dist(s)
- Description
- Owner(s)
- Images
- Gis
- Site (1) Res
  - Land(s)
  - Bldg
  - Imprvmt(s)
  - Valuation
- Sale 10/29/21
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
- Sale 10/29/07
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation

Sale | Additional Sales Info /Attorney Info | Owner(s)

Condition Codes: A — View Cond Codes

Deed Date:	11/01/2021	Sale Type:	3 Land & Building
Deed Book:	20210	Deed Type:	W Warranty
Deed Page:	6681	Sales Status:	T Transmitted
Contract Date:	10/29/2021		
Sale Date:	10/29/2021		
Date Last Phy Insp:	00/00/0000		
Full Sale Price:	143,500		
Personal Prop:			
Net Sale Price:	143,500	Rar Excluded:	Yes
Valuation Usable:		Cod Excluded:	Yes
No. Parcels:	1 OR Part of a Parcel:	Arms Length:	No

Corrections Data
Verify:
Condition Code:
Sale Date:
Sale Price or Personal Property

Current Owner(s):	Sale Date:
Alex Allen Norton	10/29/2021

Prior Owners:

Last Name:	First Name:	MI	Jr Sr ect
Norton	David	L	
Norton	Peggy	J	

Prints the screen

Type here to search

RPS Version 4 - [Sale Update, Group - assessor, Name - ...]

File Edit View Toolbar Window Help

163.10-2-40
Kovatch, Tyler Gregory
102 McIntyre St

533089 Fort Edward
Roll Year 2023 Curr Yr
Land Size: 110.00 x 80.00

Active
Mfg housing

B/S 1 School Hudson Falls
Land AV: 17,000
Total AV: 45,000

- Parcel 163.10-2-40
  - History
  - Assessment
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Res
    - Land(s)
    - Imprvmt(s)
    - Valuation
  - Sale10/05/21 ✓
    - Site (1) Res
      - Land(s)
      - Imprvmt(s)
      - Valuation
  - Sale11/15/19 ✓
    - Site (1) Res
      - Land(s)
      - Imprvmt(s)
      - Valuation
  - Sale10/21/15
    - Site (1) Res
      - Land(s)
      - Imprvmt(s)
      - Valuation
    - Site (2) Res
      - Bldg
      - Valuation
  - Sale11/05/09

Sale | Additional Sales Info /Attorney Info | Owner(s)

Condition Codes: G View Cond Codes

Deed Date:	06/15/2022	Sale Type:	3 Land & Building
Deed Book:	20220	Deed Type:	W Warranty
Deed Page:	3338	Sales Status:	T Transmitted
Contract Date:	10/05/2021		
Sale Date:	10/05/2021		
Date Last Phy Insp:	00/00/0000		
Full Sale Price:	45,000		
Personal Prop:			
Net Sale Price:	45,000	Rar Excluded:	Yes
Valuation Usable:	☐	Cod Excluded:	Yes
No. Parcels:	1 OR Part of a Parcel: ☐	Arms Length:	Yes

Corrections Data
Verify:
Condition Code ☐
Sale Date ☐
Sale Price or Personal Property ☐

Current Owner(s):	Sale Date:
Tyler Gregory Kovatch	10/05/2021
Hailey Pearl Holmquist	10/05/2021

Prior Owners:

Last Name:	First Name:	MI	Jr,Sr,ect
Millington	Nolen		
Millington	Jessica		

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Type here to search

RPS Version 4 - [Sale Update ; Group - assessor, Name - ...]

File Edit View Toolbar Window Help

163.6-1-14
Rzeszuto, Robert Jr
529 Lower Elizabeth St

533089 Fort Edward
Roll Year 2023 Curr Yr
Land Size 64.00 x 147.00

Active
1 Family Res

R/S 1 School Hudson Falls
Land AV 18,200
Total AV 200,000

- Parcel 163.6-1-14
  - History
  - Assessment
    - Spec Dist(s)
  - Description
  - Owner(s)
    - Notes
  - Images
  - Gis
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
  - Sale12/06/21
  - Sale04/13/15
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale06/30/10
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation

Sale | Additional Sales Info / Attorney Info | Owner(s)

Condition Codes: G

View Cond Codes

Deed Date: 03/07/2022
Deed Book: 20220
Deed Page: 1399
Contract Date: 09/16/2021
Sale Date: 12/06/2021
Date Last Phy Insp: 00/00/0000
Full Sale Price: 205,000
Personal Prop:
Net Sale Price: 205,000
Valuation Usable:
No. Parcels: 1 OR Part of a Parcel:

Sale Type: 3 Land & Building
Deed Type: W Warranty
Sales Status: T Transmitted

Corrections Data
Verify:
Condition Code:
Sale Date:
Sale Price or Personal Property:

Rar Excluded: Yes
Cod Excluded: Yes
Arms Length: Yes

Current Owner(s)	Sale Date
Robert Rzeszuto Jr	12/06/2021

Prior Owners:

Last Name	First Name	MI	Jr, Sr, etc
Obremsky	Dorothy	E	
White	Heather	L	

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RPS Version 4 - [Sale Update ; Group - assessor, Name - rte1]

File Edit View Toolbar Window Help

171.-2-4.1
Washburn, Edward
3094 County Route 46

533089 Fort Edward
Rol Year 2023 Curr Yr
Land Size 3.88 acres

Active
1 Family Res

R/S 1 School Hudson Falls
Land AV 35,800
Total AV 184,000

Parcel 171.-2-4.1
History
Assessment
Spec Dist(s)
Notes
Description
Owner(s)
Images
Gis
Site (1) Res
Land(s)
Bldg
Imprvmt(s)
Valuation
Sale03/28/22
Site (1) Res
Land(s)
Bldg
Imprvmt(s)
Valuation
Sale08/03/10
Site (1) Res
Land(s)
Bldg
Imprvmt(s)
Valuation
Sale04/14/10
Site (1) Res
Land(s)
Bldg
Imprvmt(s)
Valuation

Sale | Additional Sales Info /Attorney Info | Owner(s)

Condition Codes: 6
View Cond Codes

Deed Date: 03/31/2022
Deed Book: 20220
Deed Page: 1890
Contract Date: 09/07/2021
Sale Date: 03/28/2022
Date Last Phy Insp: 00/00/0000
Full Sale Price: 130,000
Personal Prop:
Net Sale Price: 130,000
Valuation Usable:
No. Parcels: 1 OR Part of a Parcel

Sale Type: 3 Land & Building
Deed Type: W Warranty
Sales Status: T Transmitted

Corrections Data
Verify:
Condition Code
Sale Date
Sale Price or Personal Property

Rar Excluded: Yes
Cod Excluded: Yes
Arms Length: Yes

Current Owner(s)	Sale Date
Edward Washburn	03/28/2022

Prior Owners

Last Name	First Name	MI	Jr Sr etc
Wetherby	Herbert		
Owens	Susanne	K	

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RPS Version 4 - [Valuation Update , Group - assessor, Name - fte1]

File Edit View Toolbar Window Help

171.-2-4.1
Washburn, Edward
3094 County Route 46

533089 Fort Edward
Roll Year 2023 Curr Yr
Land Size 3.88 acres

Active
1 Family Res

R/S 1 School Hudson Falls
Land AV 35,800
Total AV 184,000

Parcel 171.-2-4.1
- History
- Assessment
  - Spec Dist(s)
  - Notes
- Description
- Owner(s)
- Images
- Gis
- Site (1) Res
  - Land(s)
  - Bldg
  - Imprvmt(s)
  - Valuation
- Sale03/28/22
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
- Sale08/03/10
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
- Sale04/14/10
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation

Valuation Information | Comp Sale ID's | Comp Asmt ID's

Site No: 1 Sum Site(s) to AV
Project: 2023 FT EDWARD
Review Date: 00/00/0000
Travel No:

Source:
Value:
Select:
Valuation Methods:
Cost:
Market:
Income:
Adjustments:
Type:
Reason:
Percent: .00
Amount:

Final Site Values:
Land: 35,800
Total: 184,000

Prior Site Values:
Land:
Total:

Percent Change:
Land: 0.00
Bldgs: 0.00
Total: 0.00

Cost Value Est: 8/11/2022
Land: 35,800
Excess Value:
RCN: 612,161
RCNLD: 183,648
Total: 219,400

Comp Sales Est: 5/10/2023
Land: 35,800
Total: 242,900

Comp Asmt Est: 5/10/2023
Land:
Total: 395,000

Regression Est:
Land:
Bldgs:
Total: 84,224

AEP Model Est:
Land:
Total: 67,200

Manual Model Est: 12/17/202
Land:
Bldgs:
Total: 183,700

RPS Version 4

Note- Assessment (Max 255 Char)

UPSTAIRS UNF LOFT.. REDUCED ASSESSMENT DUE TO POOR CONDITION. APPRAISAL FOR NEW SALE INDICATES $80,000...SALE PENDING $75,000. Appraised Value for sale-$85,000-copy on file. Reduced AV for 2010 to $70,600. Equalization Rate 83%

Save | Delete | Cancel | Print

Click on folder to Open Window

Type here to search

RPS Version 4 - [Description Update, Group - assessor, Name - RET]

File Edit View Toolbar Window Help

163.5-1-31

Brouillard, Kayla-May M

569 Lower Allen St

533089 Fort Edward
Roll Year 2023 Curr Yr
Land Size 0.15 acres

Active
1 Family Res

R/S 1 School Hudson Falls
Land AV 14,000
Total AV 127,000

Parcel 163.5-1-31
- History
- Assessment
  - Spec Dist(s)
- Description
- Owner(s)
- Images
- Gis
- Site (1) Res
  - Land(s)
  - Bldg
  - Imprvmt(s)
  - Valuation
- Sale10/16/20
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
- Sale05/20/20
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
- Sale10/21/19
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation

Prop Class: 210 1 Family Res
Ownership Code:
Roll Section: 1 Taxable
Roll Subsection:
School Code: 534401 Hudson Falls
Cons. School:
Easement Code:
Allocation Factor: .0000
Appraisal No:

Desc 1: H L
Desc 2:
Desc 3:
Desc Print Code: P = Print on Roll & Bill
Land Com Code:
Land Com Year:
Ag District: Ag Dist No:
Arrears: SSI Recipient:
Date Last Phy Insp: 00/00/0000

Run RP5440 Edits: ✓ Major Type: A

Total 12 Roll Years

Roll Yr	Prop Class	Roll Section	Owner Code
2023	1 Family Res	Taxable	
2022	1 Family Res	Taxable	

I Do not have a Sale 6/02/2022 for this parcel

Prints the screen

Type here to search

533000

New York State Department of Taxation and Finance
Office of Real Property Tax Services
WA Harriman State Campus
Albany, New York 12227

Notice of Tentative State Equalization Rate
for the 2023 Assessment Roll

Mr. Timothy Fisher Jr., Supervisor
Town of Fort Edward
P.O. Box 127
Fort Edward, NY 12828

County of Washington
Town of Fort Edward

Tentative Equalization Rate: * 91.55 *

HEARING DATE:
7/3/23 10:00 AM

HEARING PLACE: Office of Real Property Tax Services
WA Harriman State Campus
Albany, New York

On 6/6/2023 the State Office of Real Property Tax Services established a tentative 2023 State equalization rate of 91.55 for your municipality. This equalization rate was computed using data from your municipality's tentative assessment roll. If final assessment roll data produces a significantly different rate, we will recompute the equalization rate and notify you.

This tentative rate is 8.5 percent different than the "local stated level of assessment (LOA)" declared by the assessor and displayed on your tax bills. The tentative equalization rate indicates the level at which a municipality is assessing property in relation to its full market value, as measured by the Office of Real Property Tax Services. The tentative equalization rate does not support your stated LOA. We recommend that you examine your assessment roll for inequities and consider another reassessment. In addition, per Section 1204 of the Real Property Tax Law, since the equalization rate is not within five percent of the LOA, the assessor must provide notice of the difference, in writing, to the local governing body of any affected town, city, village, county and school district.

The full value standard of the tentative 2023 State equalization rate is the total full value as of July 1, 2022. The percentage change in the estimate of full value between the 2022 State equalization rate and the 2023 State equalization rate due to the change in full value standard for your municipality is 9.2%. The percentage change for the other municipalities in your county is shown on the enclosed report.

A written complaint and all evidence which you wish to submit in support of that complaint must be mailed or hand delivered to the Assistant to the State Board, at the Albany office of the State Board at the above address at least five days before the hearing date set forth above. The complaint must be made on the RP-6085 complaint form and signed by the chief executive officer or legal representative. Please refer to Subpart 8186-15 of the rules and the State Equalization Rate and Complaint Process booklet when preparing supporting documentation if you file a complaint. The complaint booklet is available on the Taxation and Finance website at http://www.tax.ny.gov/research/property/assess/rate_doc.htm or you may contact your ORPTS regional office or Equalization Support Services in Albany at (518) 474-5666.

THE COMPLAINT FORM AND SUPPORTING DOCUMENTATION DEADLINE IS: 6/26/2023

The hearing itself is not an adjudicatory proceeding. You will, however, have the opportunity to explain the written materials previously submitted, and/or to offer oral statements in support of your complaint. Oral statements made at this hearing will become part of the complaint documentation but will not be responded to at this hearing. As the duly authorized representative of the State Board, the hearing officer will communicate your comments, in summary form, to the Board. Staff will review the written documentation you submitted in support of your complaint, to determine whether to recommend to the Board that changes be made in the calculation of the State equalization rate.

The State Board will meet on July 26, 2023 in Albany. We will notify you of the recommendation and the exact time and location of the Board meeting.

cc: Ms. Roseanne M. Lemery, Appointed Assessor
Town of Fort Edward
Town Hall
118 Broadway
Fort Edward, NY 12828

June 22, 2023

Good afternoon gentlemen,

Some background information regarding the Town of Fort Edward, Washington County:

1) Fort Edward was one of 6 towns that participated in a "6 Town Equity Assessment" project for the 2022 assessment roll. They utilized sales from 7/1/2019 to 6/30/22.
2) Support documentation, taken from NYS taxation and finance website, from ORPTS, for the 2020, 2021 and 2022 arm's length residential sales, coded non-condominium is as follows:
3) Median Sales Price information by County showing 2020, 2021 and 2022 information. 2020-2021 indicates a 10% increase. 2021-2022 indicates a 4% increase. (see attached).
4) On 6/8/2022 the Data Report 3, the Major Type Summary for the 2022 Assessment Roll, shows that the 2022 measured roll assessed values, the 2022 base market value, the measured roll estimated market value and the estimated market value 2021, indicated that the market value ratio 2021 roll is at 100%.
5) Estimated Full Value as of 7/1/2022 for the 2022 Assessment Roll Market Value Ratio is 100%.

6) A percentage change of 15.07% in the estimate of full value was stated by ORPTS, and NYS set an equalization rate of 100% on June 8, 2022.

On June 8, 2022 ORPTS in the final equalization rate process indicates a 15.07% percentage change in estimate of full value, which appears to be supported and the ER, RAR and overall level of assessment is agreed upon at 100% for 2022.

On July 28, 2022 the state set a special equalization rate FOR STAR PURPOSES of 114.73%.
The final rates indicate to me (and to the public at large) that we would start the next cycle at 100% market value.

2023-

It should be noted that I have tried to participate in the pre-decisional collaboration process with John Stack, from ORPTS since January of 2023 in the process to determine the 2023 RAR, LOA and ER rates. I asked for supporting documentation that was going to be used in the rate making process. Mr. Stack provided 161 residential sales from 2019 to 2022. I reviewed the sales and found 136 sales to be true arm's length transactions. I calculated AV/SP ratios for the valid sales and corrected the sales file in RPS and re-transmitted the sales using the property condition codes of the 25 sales that I removed from the list that was to be used. I assumed that the corrections would be made.I returned to the Fort Edward assessor's office in May 2021. Retired in 2017 and I did not know how/if the previous assessor verified sales information or corrected sale conditions on the 5217's. So when I realized that there were 25 out of 161 residential sales that were incorrect in reporting status on the list provided to me from Mr. Stack, I corrected the sales information and re-transmitted the sales to ORPTS. Unfortunately, the correct information was not to be used in the analysis. (See attached).

Mr. Stack said that they used a **January file to** establish the sales information to be used in these trending studies and there was no time to re-run the analysis with the corrected sales information.

Mr Stack and I exchanged many emails between Jan to Feb 25 and he said that **he was not the analyst** for the reassessment year and even though it was accepted at 100%, it only meant that it was plus or minus 5% of 100, so the ratio could have been 95-105 that was accepted.

During our further exchanges, he demonstrated to me that there was a 5% increase in the trend in the previous year and a 12% increase this year, combining the 2 years would result in a 17% overall increase over two years. I, along with the rest of the assessment community understand this concept.

What was never made clear to me was, if the previous year was incorrect at 100%, when was the determination made that it was at 95% and a 5% trend was established for the MTA Class for the previous year?

On Feb. 21st. in 2023, Mr. Stack stated that Fort Edward needed to add approximately 9 percent to its residential values, 6% to commercial and 10% to vacant parcels. He stated Fort Edward's RAR and overall LOA would be 90.6%.

On Feb. 23rd, 2023, Mr. Stack said that Fort Edward needs to add approximately 9 percent to its residential values, 6% to commercial and 10% for vacant properties. He stated that out RAR would be 91.09 and my overall LOA is 90.6%.

John Stack sent a letter and a graph on **March 6, 2023,** showing trend and ratio information for the individual classes and the Current PDC LOA for each town in Washington County, He stated in his letter that "none of the towns met 100% for either residential or overall LOA". He also stated that he expected to see a number of changes on these files. He further stated that he needed to review our files for level of analysis, and "The sooner he was able to review these, the sooner he could approve 100 for 2023,or if it seems too low to attain 100, we can discuss this soon and remedy the situation. He did say, if you have any questions, please let me know. I did not respond. I am not sure how a "discussion to remedy the situation" has anything to do with a recognized application of trends OR proper valuation methodology.

On 6/6/2023, the notice of Tentative Equalization Rate for the 2023 assessment roll is 91.55%, and that there is a 8.5% difference between my local stated level of assessment and what was determined by ORPTS. It further states that the percentage change between the 2022 State equalization rate and the 2023 State equalization rate, due to the change in full value standard for the Fort Edward municipality is 9.2%

The Data Report #3 dated 6/6/2023 indicated that the adjustment factors were developed from the difference between the base market value (measured roll from 2022) against the measured roll estimated market value for 2023. It indicates that the results for the MTA was a sales ratio study and the other three major classes were based on a trend developed from "local data".

Once again, in preparation for this submission to the State Board, I asked for the data used in determining the residential sales ratio study in the development of the 2023 trend for the MTA trend and also for information used in the development of the trends for MTB, MTC and MTD classes known as "local data".

I was provided the report which showed the analysis which was used in the weighted mean pass. **Part 5** of this residential sales ratio study result indicated that there were **62 sales from 7/1/2021 to 6/30/2022,** which were used in this analysis .I personally reviewed these sales for condition code and I have found 10 sales which were and corrected in my RPS date file, for "condition code" on these sales. They were re-transmitted to the ORPTS sales department in a timely manner. These 10 "non valid" sales were all Class 210 and they were incorrectly used in ORPTS sales ratio study as arms' length transactions. Additionally, there is one sale that does not appear on my RPS database at all. I have no record of this sale and would like it removed from the sales ratio analysis.

I wish to have these sales removed from the analysis.

I will attach a RP-5023 to my request.

It appears to me that "the January file used to establish sales information to be used in the trending studies was "raw" data, not valid sales information taken **AFTER** the assessor had reviewed conditions properly transmitted the sales information".

162.20-2-43	163.17-5-23
163.6-1-14	163.18-3-29
163.10-2-29	163.18-4-16
163.10-2-40	171.-2-4.1
171.6-3-30.1	
163.17-4-40	

This removal of these sales changes my residential sales ratio study results.
Please see the report attached.

The MTA class represents nearly 70% of the total parcels on my roll (2019 parcels).
This sales ratio should be given the most weight in determining my overall LOA, RAR and final equalization rate for 2023.

I would like the State Board to recommend that ORPTS revise the final RAR and Tentative Equalization Rate determination. Because the estimate is 5% plus or minus the 100% I would like the Board to recommend a revised RAR and ER for 2023, for the Town of Fort Edward, to be 100%.

Thank you,

Roseanne Lemery, Sole Assessor
Town of Fort Edward

NEW YORK STATE | Department of Taxation and Finance

Office of Real Property Tax Services
W.A. Harriman State Campus
Albany, New York 12227

http://www.tax.ny.gov

Tel. (518) 474-5666
Fax. (518) 435-8632

2023 Equalization Rate Complaint
RSS Response Report

Municipality: 533000 - Town of Fort Edward | Date: 21-Jul-23

The attached are responses from staff to specific objections and special assignments as assigned by the Complaint Review Panel.

Investigator's Certification

I have completed a review of the municipality's objections as assigned by the Complaint Review Panel, the attached reports contain my recommendations.

Name: ______ Title: ______

Signature: ______ Date: ______

RSS Response Report

I have reviewed the attached reports prepared by the above noted reviewer, and agree with the stated conclusions..

Name: Karen Quinn Title: RPA 3

Signature: Karen Quinn Date: 7/20/2023

CRP Approval

I have reviewed the attached reports, and have found that they are in compliance with the RPTL and the appropriate rules and regulations.

Name: David Ange Title: Real Property Admin.

Signature: David Ange Date: 7/20/2023

Date: 20-Jul-23

OFFICE OF REAL PROPERTY TAX SERVICES
2023 TENTATIVE EQUALIZATION RATE
Response to General Objection

Municipality: 533000 - Town of Fort Edward
Rate Year: 2023
Work Unit: RSS

Objection: General
Date of Investigation: 20-Jul-23

Objection Summary:-

Municipal Code: 533000 Town of Fort Edward General Objection: The Town Objects to: The Tentative Equalization Rate for the 2023 assessment roll of 91.55% and is requesting the Board to recommend a revised Residential Assessment Ratio and Equalization Rate of 100%. The Town also has concerns with how the PDC process was conducted this year. The Inclusion of 10 " non-valid sales for condition code", and requests the following be removed from the ORPTS Sales Ratio analysis to change the results: Book Page Tax Map ID Book Page Tax Map ID 2022 3322 162.20-2-43 2022 219 163.18-3-29 2022 1399 163.6-1-14 2021 6551 163.18-4-16 2021 6681 163.10-2-29 2022 1890 171.-2-4.1 2021 7046 171.6-3-30.1 2022 3338 163.10-2-40 2022 2921 163.17-4-40 2022 396 163.17-5-23 The Inclusion of one sale that does not appear on the assessor's RPS Database and requests it to be removed from the Sales Ratio Analysis: Tax Map ID : 136.5-1-31 Summarizing, the town would like these eleven sales removed from the sales ratio study.

ORPTS' Investigator Comments:

ORPTS' Investigator Comments:
The Assessor asks that the following sales be removed from the ORPTS residential sales ratio study:
BOOK PAGE S-B-L
20220 3322 162.20-2-43 Correction submitted 2/16/23
20220 2921 163.17-4-40 Sale still showing arm's length & valid for Coefficient of Dispersion & Residential Assessment Ratio on Sales Web
20220 396 163.17-5-23 Sale still showing arm's length & valid for Coefficient of Dispersion & Residential Assessment Ratio on Sales Web
20220 219 163.18-3-29 Sale still showing arm's length & valid for Coefficient of Dispersion & Residential Assessment Ratio on Sales Web
20210 6551 16318-4-16 Sale still showing arm's length & valid for Coefficient of Dispersion & Residential Assessment Ratio on Sales Web
20210 7046 171.6-3-30.1 Correction submitted 2/16/23
20210 6681 163.10-2-29 Correction submitted 2/16/23
20220 3338 163.10-2-40 Correction submitted 2/16/23
20220 3378 163.6-1-14 Correction submitted 2/16/23
20200 1890 171.-2-4.1 Correction submitted 2/16/23
and 163.5-1-31 - sale not on assessor's file, sale is valid & usable on Sales Web which means a RP-5217 was filed

This rate complaint should be dismissed for the following reasons:
1. The assessor did not submit timely sales corrections by 9/1/2022
2. The assessor did not present supporting evidence or analysis to dispute the ORPTS residential trend or support a different trend
3. Removing the properties and re-running the sales ratio resulted in a lower residential ratio than our previous 91.09% for residential properties
4. The assessor did not use time adjusted sales in her analysis

The assessor disputed 11 residential sales that were used for the Fort Edward sales ratio analysis stating they were not valid. She claimed 10 of the sales were corrected on her RPS file and were "re-transmitted to ORPTS in a timely manner". Four of the sales have not been received in a transmittal as of yet, and 6 were transmitted on 2/16/23, which was more than 5 months after the deadline. The timeframe to review sales and submit corrections for the 2023 rate year was September 1, 2022. This deadline is communicated multiple times in the Assessment Community Weekly and by regional staff. The sales used in the sales ratio study (July 2021 to June 2022) occurred after the assessor returned as the assessor to Fort Edward in May of 2021, which allowed her ample time to provide corrections in a timely manner. It is incumbent on assessors to review all sales for validity in a timely fashion.

The assessor also disputes the residential trend used in the sales ratio study. The assessor claims her analysis shows a 10 percent change for 2020-2021 and a 4 percent trend for 2021-2022. There is no evidence to support this analysis. The State stands by their vetted trend and sales ratio analysis that has been used in almost 1,000 municipalities each year for more than 20 years.

ORPTS communicated its trend determination of 12% to the assessor on the town's PDC report on 1/12/2023. The assessor and Mr. Stack corresponded with many emails over the next couple months. Most of the discussion was about the trend, with the assessor claiming that the trend should be significantly less than the stated ORPTS trend. Ms. Lemery included no analysis to back up her claim. She claimed that Fort Ann was different than all the other towns in her market area and maybe the other towns had trends at 12 percent, but not Fort Edward. She referenced that because of high inflation, high interest rates and her skills as an appraiser the trend should not be at 12%. Market areas are a group of towns with similar market influence that are grouped together for trend analysis and are reviewed periodically with input from the assessors and county director. There are four towns in the market area that include Fort Edward; 43% of the sales in that market area come from Fort Edward, 25% come from the town of Argyle, 20% from Greenwich, and 13% from the town of Hartford. If the assessor felt the town should have been in a different market area, she should have provided the reasons and supporting documentation for the change prior to the start of market analysis. This is communicated annually via the ORPTS liaison to the county.

An ORPTS market analyst ran a sales ratio study on 7/11/2023 and removed the sales disputed by the assessor. This study resulted in a lower estimate of level than the previous level as of 91.09. After removing the disputed sales, the study was run with the 45 remaining sales using the sale sales time frame of July 2021 through June 2022 as the initial study. Part of every sales ratio study performed by ORPTs is a test to determine if the sales used in the study are representative of all residential properties. This study did not pass those tests. It was found that the assessed values of the 45 sales used in the study were increased on average 10% more than the assessed values of the residential parcels that did not sell. This results in the study being unusable as a measure of the level of all residential property in the town. However, when the study is adjusted to account for the disproportionate amount of increase in the assessed values of the sales the resulting ratios is 85.69.

Ms. Lemey provided a sales ratio study to support her level of assessment for residential property of 100%. It appears she used sales occurring between July 2021 to June 2022. She split her study by property class. The largest group being single family homes (210) with 41 sales. There is no indication of the application of any trend to the sales prices. No analysis was provided as to why the assessor did not adjust the sales by a trend. Also as noted in the previous paragraph there is evidence that the assessments on the sales have been increased 10% more that the assessments on the properties that did not sell. Due to these reason ORPTS does not agree with the results of her analysis and finds it cannot be used in the determination of the level of the residential properties for Fort Edward.

In conclusion, in all our statistical tests there are no ratios to support a residential ratio above our original number of 91.09 percent. The information sent to us in the complaint contains no valid data to suggest any other ratio. The assessors did not provide any information on her determination of a trend or how her sales ratio analysis was trended.

Staff recommends that the tentative equalization rate be finalized at 91.55. We do not recommend or support the Town; is request for a 2023 equalization rate of 100%.

Board of Real Property Tax Services

RESOLUTION 23-26

WHEREAS, the State Board of Real Property Tax Services has the power to determine the final State equalization rate for which a complaint has been filed pursuant to section 1210 of the Real Property Tax Law; and

WHEREAS, on June 20, 2023 the tentative State equalization rate for the Town of Hancock, Delaware County, was determined by the Office of Real Property Tax Services (ORPTS) in accordance with section 1204 of the Real Property Tax Law and 20 NYCRR Part 8186; and

WHEREAS, pursuant to section 1204 of the Real Property Tax Law and 20 NYCRR 8186-2.7, notice of the determination of the tentative State equalization rate and the scheduled hearing date was mailed to the town on June 21, 2023; and

WHEREAS, a complaint (Form RP-6085.1), dated July 12, 2023, was filed by the town as specified in section 1206 of the Real Property Tax Law and 20 NYCRR 8186-15.2; and

WHEREAS, a hearing pursuant to section 1208 of the Real Property Tax Law, and 20 NYCRR 8186-15.5, was held with regard to this complaint on July 12, 2023; and

WHEREAS, at the July 12, 2023 hearing no appearance was made on behalf of the Town; and

WHEREAS, ORPTS staff has reviewed the complaint, filed reports regarding such review with the Complaint Review Panel and has made recommendations. The results of the review are annexed hereto, made a part hereof and summarized in the memorandum to the State Board, dated July 26, 2023; and

WHEREAS, the State Board has reviewed the abovementioned staff reports and recommendations and accepts the factual conclusions and recommendations contained therein; now therefore, be it

RESOLVED, that the State Board hereby adopts staff's factual conclusions and recommendations as Findings and Determinations of the State Board, to the same extent as if fully set forth herein; and, be it further

RESOLVED, that the State Board concludes that the final 2023 State equalization rate for the Town of Hancock as set forth in the List entitled “Recommended Final State Equalization Rates for 2023 Assessment Rolls for Towns Which Have Filed Complaints,” dated July 21, 2023, on file in the ORPTS, and submitted in Agenda Item II, is determined to be the final State equalization rate, and that such rate be certified for the respective 2023 assessment roll.

Voting in favor:

Voting against:

Abstaining:

Absent:

STATE OF NEW YORK)
) ss:
COUNTY OF ALBANY)

I, Rachel Ingalsbe, Acting Secretary of the State Board of Real Property Tax Services, do hereby certify that the foregoing is a true copy, and the whole thereof, of a resolution duly adopted by the State Board on July 26, 2023.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of said Board of Real Property Tax Services this 26th day of July 2023.

Rachel Ingalsbe
Acting Secretary of the State Board

Assessor's Office
Town of Hancock
661 West Main St
Hancock, NY 13783

RECEIVED
07/12/2023

NYS Dept. of Taxation and Finance
Office of Real Property Tax Services
WA Harriman State Campus
Albany, NY 12227

Re: 2019 Equalization Rate Complaint (123600)

July 10, 2023

State Board:

Please find below documentation for our request for an adjusted 2023 final equalization rate for the Town of Hancock. We believe that an objective review will lead you to the conclusion that an adjustment from the tentative rate of 8.12 to a final equalization rate of 10.00% is warranted by the facts.

Major Type B

Appraisals

We request that the following appraisal be adjusted:

123689 450.-1-32

This parcel is part of an economic unit operated as 'French Woods Festival of the Performing Arts'. It is in common ownership with 'French Woods Sports and Arts Center'. The latter is a teens-only camp, whereas the former is open to children across the age spectrum.

In 2014 the sports and arts center was purchased for $2.1M. This camp can accommodate ~200 campers. This represents 10,500 per camper. At full occupancy, full(10-week) session, the PGI is 2,740,000. This represents a PGIM of 0.76.

Gross Income

A number of factors should be accounted for in developing a potential gross income for the income approach to market value of the performing arts camp:

1) Total units here is 500. The 750 campers used in the ORPTS appraisal includes both camps.
2) Though the recently purchased camp is teens-only and does not allow inter-camp association, campers at the teens-only do use some of the facilities at the performing arts camp.
3) The office and apartment rents added into the ORPTS income approach are not appropriate. The office and staff housing are integrated into the operation of the economic unit. If the apartments and office were not available, the camp operation would need to increase expenses for rental of such facilities.

Operating Expenses

A number of factors must be addressed for the operating expense estimate in the income approach to market value of the performing arts camp:

The Orpts estimate of 7,878,659 indicates $120 per camper/day. A review of expenses for tax-exempt camps indicates this number is substantially under-estimated, for example:

Camp Fowler(Hamilton)	101.43	Exempt
Lake Delaware Boys Camp(Delaware)	116.67	Exempt

These expenses are based on all the tax advantages of their 501(c)(3) status. This is not only the real estate tax exemption value.

Additionally, the ORPTS income approach notes "electrical expenses low due to solar farm". The solar array generates a maximum of 225mWh. At average cost this is ~ 40,000 annually. This is ~0.005 of the expenses estimated by ORPTS. Clearly, the effect of this solar array is negligible on the income approach to value for this property.

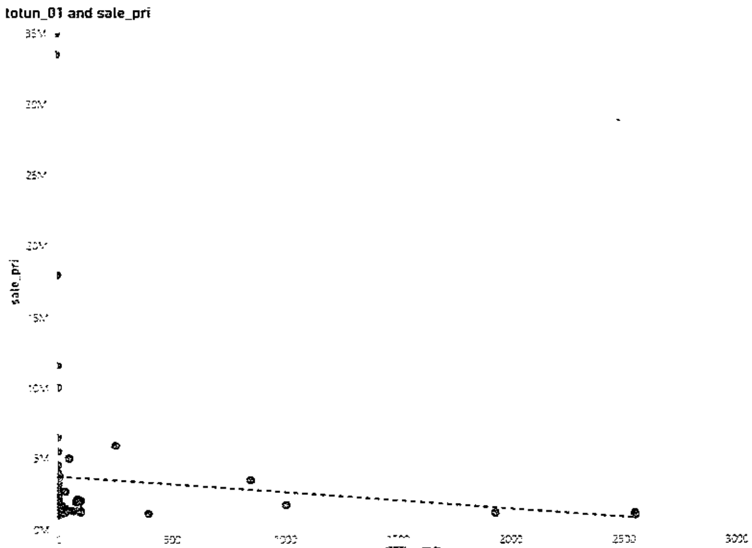
Overall Value

At full occupancy, full(13-week) session, the PGI is 7,150,000. Use of the PGIM derived from a nearby comparable sale of 0.76 indicates a market value of 5.5M. This represents 11,000 per camper.

Finally, a review of comparable sales leads to a much lower estimate of value than the original presented by ORPTS.

townassessor@hancock.net (607) 637-8161

Subsequent to 2019, there have been 92 sales of camps with a minimum sale price of 1M. The average sale price was ~3.133M

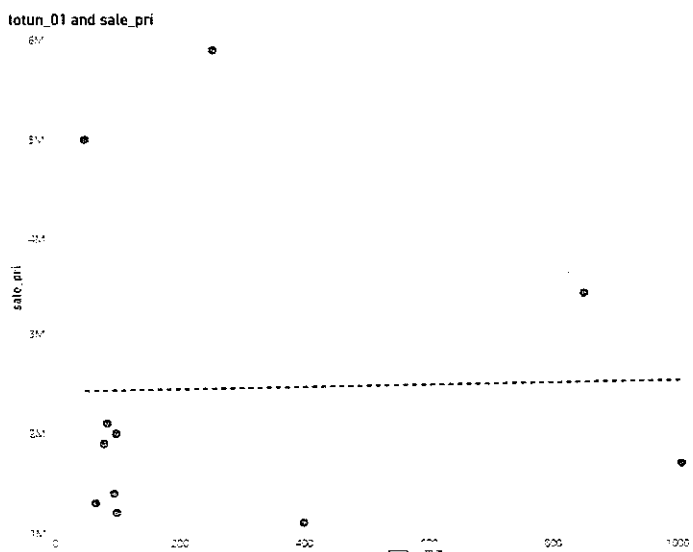


swis_co	Sum of sale_pri	Sum of totun_01	Count of prnt_ke	Average of sale_pr
Suffolk	37,847,000	12143	17	2,226,294.
Orange	20,351,000	185	6	3,391,833.
Ulster	12,635,000	80	6	2,105,833.
Dutchess	9,280,450	406	5	1,856,090.
Rockland	67,459,975	1	5	13,491,995.
Albany	8,246,000	32	4	2,061,500.
Onondaga	8,223,835	104	4	2,055,958.
Ontario	8,491,000	33	4	2,122,750.
Warren	9,840,000	100	4	2,460,000.
Erie	6,250,000	0	3	2,083,333.
Essex	5,258,323	0	3	1,752,774.
Monroe	38,000,000	0	3	12,666,666.
Niagara	4,262,015	0	3	1,420,671.
Columbia	2,900,000	0	2	1,450,000.
Greene	2,335,000	40	2	1,167,500.
Putnam	6,196,000	82	2	3,098,000.
Wayne	2,425,000	66	2	1,212,500.
Wyoming	4,063,233	0	2	2,031,616.
Broome	1,047,272	1	1	1,047,272.
Cattaraugus	2,612,500		1	2,612,500.
Chatauqua	3,450,000	852	1	3,450,000.
Clinton	5,900,000	256	1	5,900,000.
Delaware	1,900,000		1	1,900,000.
Herkimer	1,850,000		1	1,850,000.
Total	**288,226,253**	**15408**	**92**	**3,132,894.**

1,000,000 99,999,990

0 9999

Further stratification to sales which accommodate between 50-1,500 campers indicates a mean of 2.6M



swis_co	Sum of sale_pri	Sum of totun_01	Count of prnt_ke	Average of sale_pri
Orange	4,100,000	185	2	2,050,000.00
Chatauqua	3,450,000	852	1	3,450,000.00
Clinton	5,900,000	256	1	5,900,000.00
Dutchess	1,100,000	400	1	1,100,000.00
Onondaga	1,400,000	96	1	1,400,000.00
Putnam	5,000,000	50	1	5,000,000.00
Tompkins	1,702,650	1008	1	1,702,650.00
Ulster	1,900,000	80	1	1,900,000.00
Warren	1,200,000	100	1	1,200,000.00
Wayne	1,300,000	66	1	1,300,000.00
Total	**27,052,650**	**3093**	**11**	**2,459,331.82**

1,000,000 99,999,990

50 1500

townassessor@hancock.net (607) 637-8161

SUMMARY

From the aforementioned, a market value of the economic unit of 5,000,000 is indicated. To say that the value of this economic unit is 28,850 would place it higher than every sale in the State of New York with the exception of 3 sales. One of those sales was on long Island. We look forward to the opportunity to demonstrate to the State Board just how dramatic are the differences between the subject property and the only five sales which were over 10M.

The Town of Hancock respectfully requests that the final equalization rate be recalculated at 10.00 to reflect the above detailed modifications. Doing will lead to more consistent measures as follows:

ORPTS measured RAR	8.80
Locally stated Uniform Percent of Value	10.00
Final equalization rate	10.00

We appreciate your efforts in establishing an equalization rate which is more representative of our relationship between aggregate assessed and market values. If we can supply any additional input or clarification, or if we can answer any questions you may have while reviewing our request please let me know at your earliest convenience.

Sincerely,

Jim Basile, IAO
Assessor

townassessor@hancock.net (607) 637-8161

Department of Taxation and Finance
Office of Real Property Tax Services

Complaint on Tentative State Equalization Rate, Class Equalization Rates and/or Class Ratios

RP-6085
(3/18)

Please print or type; you must fill out this form in its entirety.

I, Jerry Vernold (Name), Town Supervisor (Title of chief executive officer or legal representative),

hereby complain and object to the tentative State equalization rate (and tentative class equalization rates and tentative class ratios, if applicable) established for the final assessment roll completed in the year 2023 for the *(choose only one)*:

County ☐ **City** ☐ **Town** ☑ or **Village*** ☐ **of**

* This form may be used by homestead villages. All other villages must use Form RP-6085.1, *Complaint on Tentative State Equalization Rate for Villages.*

Town of Hancock (Name of assessing unit), DelawareCounty (County)

[signature] (Signature of chief executive officer or legal representative)   Date 4/22/23

If a legal representative is filing this complaint, please complete the following address section.

Street address	City	State	ZIP code	Phone number

Does a representative of your municipality plan to attend the rate hearing?

Yes ☐ **No** ☑

Attendance at the hearing is not required nor is it necessary to attend a hearing to file a complaint. No new information, objections, or documentation may be received at the hearing, nor will staff respond to the complaint at the hearing. Municipal officials may make oral comments at the hearing amplifying material submitted with the complaint.

This complaint form and supporting documentation must be mailed or served at least five days before the hearing date to:

NYS TAX DEPARTMENT
ORPTS-EXEC
W A HARRIMAN CAMPUS
ALBANY NY 12227-0801

Late documentation will not be accepted. Please refer to the *Notice of Tentative State Equalization Rate* which specifies the rate complaint submission deadline. Attach specific supporting documentation for each objection in accordance with 20 NYCRR Subpart 8186-15. If written objections are not filed, the tentative State equalization rate will be made final without change. ***For CAPs Only:*** In addition, pursuant to New York State Real Property Tax Law §579, for assessing units participating in a coordinated assessment program, the assessing unit must simultaneously serve a copy of its complaint upon all the other assessing units participating in the coordinated assessment program.

(continued)

Tentative Equalization Rate Objection

Year 2023 City/Town/Village Town of Hancock SWIS code 1236

Mark as many boxes as are appropriate.

Complainant's opinion of the equalization rate 10.00

(Attach documentation and/or use this form to support your opinion.)

☐ 1. **Objection to ORPTS aggregate full value based upon:**

A. ☑ Residential Ratio ☑ Aggregate adjustment factor(s)
☐ Sales ☑ Other

(Attach alternate analysis results and documentation for each item checked. If you wish to have one or more sales removed, corrected, or added, attach Form RP-5023, Tentative State Equalization Rate Sale Objection.*)*

B. ☑ Objection to appraisal observations (from *Data Report 4)* number of appraisals 5

(Attach Form RP-5022, Tentative State Equalization Rate Appraisal Objection, *for each appraisal objection with supporting documentation.)*

☐ 2. **Objection to current year appraisal** (from *Data Report 5)*

☐ State-owned land ☐ Other isolated property
☐ Special franchise ☐ Ceiling railroad

(Attach supporting documentation.)

☐ 3. **Objection to Assessor's Report data** (from *Data Report 6)*

(Attach supporting documentation.)

☐ 4. **Other objection (rule, law or procedure non-compliance)**

(Attach supporting documentation.)

NEW YORK STATE | Department of Taxation and Finance

Office of Real Property Tax Services
W.A. Harriman State Campus
Albany, New York 12227

http://www.tax.ny.gov

Tel. (518) 474-5666
Fax. (518) 435-8632

2023 Equalization Rate Complaint
RSS Response Report

Municipality: 123600 - Town of Hancock

Date: 21-Jul-23

The attached are responses from staff to specific objections and special assignments as assigned by the Complaint Review Panel.

Investigator's Certification

I have completed a review of the municipality's objections as assigned by the Complaint Review Panel, the attached reports contain my recommendations.

Name: ______________________ Title: ______________________

Signature: ______________________ Date: ______________________

RSS Response Report

I have reviewed the attached reports prepared by the above noted reviewer, and agree with the stated conclusions..

Name: ______________________ Title: ______________________

Signature: ______________________ Date: ______________________

CRP Approval

I have reviewed the attached reports, and have found that they are in compliance with the RPTL and the appropriate rules and regulations.

Name: David Ange Title: Real Property Tax Admin

Signature: David Ange Date: 7/20/2021

Date: 20-Jul-23

OFFICE OF REAL PROPERTY TAX SERVICES
2023 TENTATIVE EQUALIZATION RATE
Response to General Objection

Municipality: 123600 - Town of Hancock
Rate Year: 2023
Work Unit: RSS

Objection: General
Date of Investigation: 20-Jul-23

Objection Summary:-

The Town of Hancock objects to the tentative equalization rate of 8.12. The town requests, based on their rate complaint, that the rate be changed to 10.00. The town states that the market value of the 'French Woods Festival of the Performing Arts' parcel is higher than it should be. The town has submitted supporting information and request the market value be lowered. The town believes that this reduction would result in a final Equalization rate of 10.00.

ORPTS' Investigator Comments:

The Town seeks an adjustment to the market value survey appraisal value for parcel 123689 450.-1-32, one of nine parcels in an economic unit known as the "French Woods Festival of the Performing Arts" (herein to be referenced as the "Performing Arts Camp").

The Town's Assessor contends that the value of the nine-parcel economic unit comprising the Performing Arts Camp is $5,000,000 in contrast to NYSDTF-ORPTS' value of $28,850,000 for the nine-parcel economic unit based on the applicable valuation date of 7/1/2021. ORPTS' value for parcel 450.-1-32 was $21,320,000 while the assessment on the Town's 2021 final roll for parcel 450.-1-32 was $699,384 implying a market value of $5,595,072. The Assessor did not appear to state an opinion of value for this specific parcel as part of this complaint.

The nine Performing Arts Camp parcels are owned and operated by Hancock Land Company, LLC, while the six Sports Camp parcels are owned and operated by Chapel Hill Land Holdings, LLC. Staff have had three phone conversations with Mr. Ron Schaefer (November 2022, July 13, and July 17, 2023) to ascertain / affirm facts specific to the Performing Arts Camp for purposes of this appraisal. While both LLCs were founded by Mr. Schaefer, he confirmed by phone on July 13, 2023, that the LLCs and the camps operate independently, with little association with one another other than the occasional common use of some of the buildings on the Performing Arts Camp parcels. Common ownership as used by the Assessor is misleading as the two camps are not associated with each other.

The Assessor appears to suggest both camps comprise an overall economic unit based on common ownership. This can be seen in the Assessor's claim that ORPTS has erroneously used 750 campers in its appraisal which he contends, represents both camps and not just the Performing Arts Camp.

The Dictionary of Real Estate Appraisal defines an economic unit as follows: "A combination of parcels in which land and improvements are used for mutual economic benefit. An economic unit may comprise properties that are neither contiguous nor owned by the same owner. However, they must be managed and operated on a unitary basis and each parcel must make a positive economic contribution to the operation of the unit."

The six parcels that make up the Sports Camp and the nine parcels that make up the Performing Arts Camp are not contiguous, other than one parcel with housing on it (see Exhibit 1A through 1D in the attachment for the aerial imagery of the two camps). The Sports Camp parcels, as the Assessor mentioned, sold in 2014 separate from the Performing Arts Camp, confirming the lack of economic association between the two camps. As the two camps are owned and operated by separate business entities, selling one camp independently of the other would not be an issue.

With this information in mind - the camps owned by separate entities, operated separately, and are economically independent - the Sports Camp should not be associated with the Performing Arts Camp. Therefore, the information provided by the Assessor regarding the Sports Camp is irrelevant to the request for a reduction in the value of this parcel.

The Assessor next discusses the development of Gross Income for the Income Approach to Value.

The Assessor incorrectly claims that the total number of units to be used in the income approach should be 500 campers and not 750 campers because it "includes both camps". As discussed earlier, other than a common founder, Mr. Ron Shaefer, the two camps are not associated with one another. They are owned by separate entities and operated separately. Mr. Schaefer confirmed on July 13, 2023, that the information he originally provided in November 2022 that 750 campers is correct and appropriate for the Performing Arts Camp only. He also clarified on July 13, 2023, that the average number of campers was 600 per week. The income approach in ORPTS' appraisal had used a 15% vacancy rate, however, upon confirming the average weekly number of campers with Mr. Schaefer, the vacancy rate has been increased to 20%.

The Assessor's second point about the common use of some of the buildings, while accurate, is irrelevant to the income approach appraisal because the two camps are neither economically nor operationally associated with one another.

The Assessor claims that including the office and apartment rents in the income approach appraisal is "not appropriate" because the "office and staff housing are integrated into the operation of the economic unit" and "if the apartments and office were not available, the camp's operations would need to increase expenses for rental of such facilities." Since the housing and office space is vacant for 6-8 months of the year and only used for operational purposes of the camp, staff agrees that the nominal income associated with office and housing should not be included and have removed it from the income approach of ORPTS' appraisal.

Next, the Assessor discusses the Operating Expenses in the Income Approach to Value.

In his letter, the Assessor references the operating expenses of two camps, Camp Fowler in Hamilton County, and Lake Delaware Boys Camp in Delaware County, that both receive 501(c)(3) tax exempt status. The Performing Arts camp, however, is a for-profit camp as confirmed by Mr. Schaefer in the phone discussions held with him (November 2022, July 13 and 17, 2023).

That distinction noted, Mr. Schaefer explained the camp's operating expenses as part of the November 2022 phone conversation with staff. The 60% expense ratio includes bus/transportation to and from Newark Airport and NYC, additional pandemic related expenses, staff wages (from directors down to counselors and includes invited instructors and performers), programming and maintenance for this overnight, for-profit camp, food and beverages, third-party service staff, camp store merchandise purchased for resale, and utilities (note: electrical expenses are lower than typical due to a solar farm on the property).

It's important to note that the bus/transportation to and from Newark Airport and NYC that Mr. Schaefer mentioned was halted in 2020 due to COVID and hadn't resumed as of the July 1, 2021 valuation date of ORPTS' appraisal. For this reason, the expense ratio could have been lowered to reflect the $250,000-$300,000 annual expense for bussing / transportation not spent at the time of the valuation date as cited by Mr. Schaefer during the November 2022 phone conversation, but it was left in since this is a typical expense for this property.

Exhibit 2 in the attachment shows operational expenses by category from a business survey done by the American Camp Association (ACA) in 2021. The expense categories for Resident/Overnight Camps add up to just over 61% when adding together the categories Mr. Shaefer identified as expenses for the Performing Arts Camp (red). ORPTS used an expense ratio of 60% in its appraisal but has now increased that to 65% so as avoid any possibility of understating the expenses.

Finally, the Assessor discusses the Overall Value as part of the Income Approach to Value.

The Assessor's stated Potential Gross Income (PGI) of $7,150,000 for the Performing Arts Camp is inaccurate because it was derived by multiplying the fees for a 12-week session at the camp, $14,300 (the maximum fee per camper if the entire 12-week session is attended), by 500 (the number of campers per the Assessor). There are multiple problems with the Assessor's calculation as follows:

Simply deriving a PGI using the rate of the 12-week session ignores the fact that campers have the option to attend for three, six, or nine weeks, and the rates per week will vary depending on the length of each camper's stay.

Mr. Schaefer, the camp's founder, has confirmed in phone conversations in November 2022 and July 13 and 17, 2023, that the correct number of campers for the Performing Arts camp alone is 750.

Additionally, the Assessor's methodology - multiplying the fees for the longest session by the total number of campers - was also used to derive the 0.76 Potential Gross Income Multiplier (PGIM) that the Assessor discussed for the Sports Camp. This is not an accurate measure of PGI because it ignores the fact that many campers attend for shorter sessions, leaving room for other campers to attend at higher rates per week.

Any calculations made for the Sports Camp should not be applied to the Performing Arts camp because, as Mr. Schaefer confirmed by phone in November 2022, and July 13 and 17, 2023, the two camps are operated entirely independently. Calculations for the Sports Camp are not pertinent to the Performing Arts Camp, and the Assessor provides no documentation to support his calculations.

According to the Sports Camp's website, the Sports Camp is also available for rental for "reunions, school camps, band camps, sports camps, corporate retreats, conferences, birthday celebrations, Bar/Bat Mitzvahs, religious retreats, and other special occasions." The potential income for all these event rentals was not included in the Assessor's calculations.

A more accurate methodology to calculate PGI was used in the income approach for ORPTS' appraisal as performed for the Performing Arts Camp:

Per the Performing Arts Camp's website, camp fees range from $1,100/week to $2,200/week, depending on the session. The average of these numbers is $1,650/week. Dividing this average weekly fee by seven days yields an average fee of $235 per day per camper. The American Camp Association (ACA) Survey Report from 2021 supports this value as that survey shows the national daily fee average for overnight, for-profit camps to be $258.73. (See Exhibit 3 in the attachment.)

The Performing Arts Camp is in session this year from June 8th through September 3rd, so the $235/day per camper average fee multiplied by the 87 days in which the camp operates yields a Price per Unit of $20,445 per camper. $20,445 per camper multiplied by 750 campers - as confirmed by Mr. Shaefer - yields a PGI of $15,333,750. The inaccuracies in the Assessor's approach clearly have resulted in a substantial underestimate of PGI.

Considering the increased vacancy rate to reflect the average number of 600 campers per week and the exclusion of office and housing rental income from the income approach to value, ORPTS' value for the economic unit has been reduced from $28,850,000 to $23,580,000, and from $21,320,000 to $17,400,000 for the appraised parcel, 450.-1-32. See Exhibit 4 in the attachment for ORPTS' updated income approach to value.

The value of the appraisal selection, parcel 450.-1-32, was derived from valuing the entire Economic Unit (all nine parcels owned by the Hancock Land Company, LLC, upon which the French Woods Festival of the Performing Arts operates), and then apportioning the value of solely the subject parcel (450.-1-32), from the Economic Unit value. This is done by adding the Total Assessed Values of all nine parcels in the Economic Unit and calculating a ratio of Total Assessed Value of the appraised parcel (450.-1-32) to the Total Assessed Value of all nine parcels in the Economic Unit. Exhibit 5 in the attachment shows this calculation and how the ratio of .738299 was determined for the assessed value of parcel 450.-1-32 relative to the assessed value of all parcels in the economic unit.

The Assessor writes that "subsequent to 2019, there have been 92 sales of camps with a minimum sale price of $1,000,000. The average sale price was about $3,133,000". While the Assessor includes a chart presumably showing these sales grouped by County (all the Counties listed are within New York State), the Assessor has not identified any specific sale information for any of the 92 sales he references. Not one sale has tax map identification numbers, dates of sale, or any description of associated inventory, amenities, etc. included as part of this complaint. The Assessor writes he has further stratified these sales "which accommodate 50-1,500 campers" with a "mean of $2,600,000" but this information does not provide any specific data which can be reasonably used in the context of this appraisal.

Staff believe the likely reason for the omission of specific data for any sale is that no other camp among the 92 sales referenced by the Assessor is quite like the subject camp, French Woods Festival of the Performing Arts, and no sales study can capture the unique attributes of this camp. ORPTS' appraisal included a sales comparison approach value of $22,600,000 for the Economic Unit, which supports the final reconciliation of the income approach value. Even the comparable sales used in the appraisal required significant adjustments to make them reasonably comparable to the subject. A sales study lacking any explanation of pertinent adjustments with no specific sales data offered cannot accurately convey the value of this one-of-a-kind camp.

There are many reasons why the Performing Arts Camp stands out from other camps:

The Performing Arts camp is in the situated close enough to NYC - within a 2.5-hour drive - to be able to service clientele and campers from both "downstate" and "upstate," particularly those from NYC, Long Island, and surrounding areas. It's also close to the border of Pennsylvania. While being sufficiently south to attract patrons from NYC, being in Delaware County, it is also far enough "upstate" that it can utilize over 250 acres. Few, if any, camps can boast the ability to attract clientele from the southern parts of NY and have sufficient acreage for the kind of amenities found in this camp.

The amenities/activities the Performing Arts Camp offers help to make it unique. The following is not an exhaustive list):
-Videography and Filming Education
-Fine Arts Education
-Costuming Education
-A Skate Park
-Two Circuses
-Rock-and-Roll and Musical Recording Education
-Magic Shows and Education
-Radio Production
-"Dance Hall"
-"Playhouse" and Theater Department
-Horseback Riding
-Fitness Center
-Tennis Courts
-Olympic sized, heated swimming pool - used for competitive swimming, Red Cross instruction and recreation
-An over-80-acre lake - featuring instruction on water-skiing, swimming, sailing, canoeing or stand-up paddleboarding
-In addition to these and other amenities, this camp is unique in that due to its specific location, it hosts performers from NYC and PA, who come to the camp to both instruct and perform for campers. Some examples include (as noted on the camp's website):
-The Pittsburgh Symphony Orchestra - "Members of the PSO will join Dr. Doug Droste, director of orchestras from Ball State University and The Muncie Symphony and the French Woods Symphony Orchestra in a performance and will spend a day at camp teaching master classes."
-The New York Pops (from Carnegie Hall in NYC) - "The New York Pops is the largest independent pops orchestra in the United States, and the only professional symphonic orchestra in New York City specializing in popular music. Members of the New York Pops will spend a day at camp teaching master classes and then play in our orchestra with our campers in a special evening of music."

With all these features of the French Woods Festival of the Performing Arts Camp in mind, no sales study can lead to an accurate measure of comparable market value for the subject property, particularly one in which no specific sales data have been identified or offered. This property has a unique value because it is a unique camp.

All that noted, the sales comparison approach was re-examined, and adjustments have been made based on information received from Directors of two camps used as comparables who could not be previously contacted by phone. With these adjustments, the new values of the sales comparison approach are as follows (see Exhibit 6A in the attachment for a breakdown):
-Economic Unit Value - $22,600,000
-Subject Value (450.-1-32) - $16,700,000

With a reconciled value of $17,000,000 for parcel 450.-1-32 resulting from consideration of both the income ($17,410,000) and sales comparison approaches ($16,700,000), per standard appraisal practice, allowances were made for Furniture, Fixtures & Equipment (FF&E) - also known as Tangible Personal Property (typically, personal assets affixed to the property) - and the value of Intangibles (trademarks, business value, etc.)

A breakdown can be found in Exhibit 6B in the attachment showing the Final Reconciled Subject Value ($14,450,000) for parcel 450.-1-32 after deductions were made for FF&E and Intangibles.

The Town also states in the complaint that the tentative equalization rate of 8.12 should be adjusted to 10.00, the Level of Assessment stated for the Town's 2023 roll.

There is no basis for such an adjustment.

Given the change in the market value for parcel 450.-1-32 to $14,450,000, the Town's overall blended ratio has changed from 8.12 to 8.39.

Staff recommends the Town of Hancock's 2023 equalization rate be issued at 8.39.

The Town seeks an adjustment to the market value survey appraisal value for parcel 123689 450.-1-32, one of nine parcels in an economic unit known as the “French Woods Festival of the Performing Arts” (herein to be referenced as the “Performing Arts Camp”).

The Town’s Assessor contends that the value of the nine-parcel economic unit comprising the Performing Arts Camp is $5,000,000 in contrast to NYSDTF-ORPTS’ value of $28,850,000 for the nine-parcel economic unit based on the applicable valuation date of 7/1/2021. ORPTS’ value for parcel 450.-1-32 was $21,320,000 while the assessment on the Town’s 2021 final roll for parcel 450.-1-32 was $699,384 implying a market value of $5,595,072. The Assessor did not appear to state an opinion of value for this specific parcel as part of this complaint.

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Any calculations made for the Sports Camp should not be applied to the Performing Arts camp because, as Mr. Schaefer confirmed by phone in November 2022, and July 13 and 17, 2023, the two camps are operated entirely independently. Calculations for the Sports Camp are not pertinent to the Performing Arts Camp, and the Assessor provides no documentation to support his calculations.

According to the Sports Camp's website, the Sports Camp is also available for rental for "reunions, school camps, band camps, sports camps, corporate retreats, conferences, birthday celebrations, Bar/Bat Mitzvahs, religious retreats, and other special occasions." The potential income for all these event rentals was not included in the Assessor's calculations.

A more accurate methodology to calculate PGI was used in the income approach for ORPTS' appraisal as performed for the Performing Arts Camp:

Per the Performing Arts Camp's website, camp fees range from $1,100/week to $2,200/week, depending on the session. The average of these numbers is $1,650/week. Dividing this average weekly fee by seven days yields an average fee of $235 per day per camper. The American Camp Association (ACA) Survey Report from 2021 supports this value as that survey shows the national daily fee average for overnight, for-profit camps to be $258.73. (See **Exhibit 3** in the attachment.)

The Performing Arts Camp is in session this year from June 8th through September 3rd, so the $235/day per camper average fee multiplied by the 87 days in which the camp operates yields a Price per Unit of $20,445 per camper. $20,445 per camper multiplied by 750 campers – as confirmed by Mr. Shaefer – yields a PGI of $15,333,750. The inaccuracies in the Assessor's approach clearly have resulted in a substantial underestimate of PGI.

Considering the increased vacancy rate to reflect the average number of 600 campers per week and the exclusion of office and housing rental income from the income approach to value, ORPTS' value for the economic unit has been reduced from $28,850,000 to $23,580,000, and from $21,320,000 to $17,400,000 for the appraised parcel, 450.-1-32. See **Exhibit 4** in the attachment for ORPTS' updated income approach to value.

The value of the appraisal selection, parcel 450.-1-32, was derived from valuing the entire Economic Unit (all nine parcels owned by the Hancock Land Company, LLC, upon which the French Woods Festival of the Performing Arts operates), and then apportioning the value of solely the subject parcel (450.-1-32), from the Economic Unit value. This is done by adding the Total Assessed Values of all nine parcels in the Economic Unit and calculating a ratio of Total Assessed Value of the appraised parcel (450.-1-32) to the Total Assessed Value of all nine parcels in the Economic Unit. **Exhibit 5** in the attachment shows this calculation and how the ratio of .738299 was determined for the assessed value of parcel 450.-1-32 relative to the assessed value of all parcels in the economic unit.

The Assessor writes that "subsequent to 2019, there have been 92 sales of camps with a minimum sale price of $1,000,000. The average sale price was about $3,133,000". While the Assessor includes a chart presumably showing these sales grouped by County (all the Counties listed are within New York State), the Assessor has not identified any specific sale information for any of the 92 sales he references. Not one sale has tax map identification numbers, dates of sale, or any description of associated inventory, amenities, etc. included as part of this complaint. The Assessor writes he has further stratified these sales "which accommodate 50-1,500 campers" with a "mean of $2,600,000" but this information does not provide any specific data which can be reasonably used in the context of this appraisal.

Staff believe the likely reason for the omission of specific data for any sale is that no other camp among the 92 sales referenced by the Assessor is quite like the subject camp, French Woods Festival of the Performing Arts, and no sales study can capture the unique attributes of this camp. ORPTS' appraisal included a sales comparison approach value of $22,600,000 for the Economic Unit, which supports the final reconciliation of the income approach value. Even the comparable sales used in the appraisal required significant adjustments to make them reasonably comparable to the subject. A sales study lacking any explanation of pertinent adjustments with no specific sales data offered cannot accurately convey the value of this one-of-a-kind camp.

There are many reasons why the Performing Arts Camp stands out from other camps:

The Performing Arts camp is in the situated close enough to NYC – within a 2.5-hour drive – to be able to service clientele and campers from both "downstate" and "upstate," particularly those from NYC, Long Island, and surrounding areas. It's also close to the border of Pennsylvania. While being sufficiently south to attract patrons from NYC, being in Delaware County, it is also far enough "upstate" that it can utilize over 250 acres. Few, if any, camps can boast the ability to attract clientele from the southern parts of NY and have sufficient acreage for the kind of amenities found in this camp.

The amenities/activities the Performing Arts Camp offers help to make it unique. The following is not an exhaustive list):

- Videography and Filming Education
- Fine Arts Education
- Costuming Education
- A Skate Park
- Two Circuses
- Rock-and-Roll and Musical Recording Education
- Magic Shows and Education
- Radio Production
- "Dance Hall"
- "Playhouse" and Theater Department
- Horseback Riding
- Fitness Center
- Tennis Courts
- Olympic sized, heated swimming pool - used for competitive swimming, Red Cross instruction and recreation
- An over-80-acre lake – featuring instruction on water-skiing, swimming, sailing, canoeing or stand-up paddleboarding

▪ In addition to these and other amenities, this camp is unique in that due to its specific location, it hosts performers from NYC and PA, who come to the camp to both instruct and perform for campers. Some examples include (as noted on the camp's website):
  - The Pittsburgh Symphony Orchestra – "Members of the PSO will join Dr. Doug Droste, director of orchestras from Ball State University and The Muncie Symphony and the French Woods Symphony Orchestra in a performance and will spend a day at camp teaching master classes."

- The New York Pops (from Carnegie Hall in NYC) – "The New York Pops is the largest independent pops orchestra in the United States, and the only professional symphonic orchestra in New York City specializing in popular music. Members of the New York Pops will spend a day at camp teaching master classes and then play in our orchestra with our campers in a special evening of music."

With all these features of the French Woods Festival of the Performing Arts Camp in mind, no sales study can lead to an accurate measure of comparable market value for the subject property, particularly one in which no specific sales data have been identified or offered. This property has a unique value because it is a unique camp.

All that noted, the sales comparison approach was re-examined, and adjustments have been made based on information received from Directors of two camps used as comparables who could not be previously contacted by phone. With these adjustments, the new values of the sales comparison approach are as follows (see **Exhibit 6A** in the attachment for a breakdown):

- Economic Unit Value - $22,600,000
- Subject Value (450.-1-32) - $16,700,000

With a reconciled value of $17,000,000 for parcel 450.-1-32 resulting from consideration of both the income ($17,410,000) and sales comparison approaches ($16,700,000), per standard appraisal practice, allowances were made for Furniture, Fixtures & Equipment (FF&E) -- also known as Tangible Personal Property (typically, personal assets affixed to the property) – and the value of Intangibles (trademarks, business value, etc.)

A breakdown can be found in **Exhibit 6B** in the attachment showing the Final Reconciled Subject Value ($14,450,000) for parcel 450.-1-32 after deductions were made for FF&E and Intangibles.

The Town also states in the complaint that the tentative equalization rate of 8.12 should be adjusted to 10.00, the Level of Assessment stated for the Town's 2023 roll.

There is no basis for such an adjustment.

Given the change in the market value for parcel 450.-1-32 to $14,450,000, the Town's overall blended ratio has changed from 8.12 to 8.39.

Staff recommends the Town of Hancock's 2023 equalization rate be issued at 8.39.

EXHIBIT 1A – FULL MAP

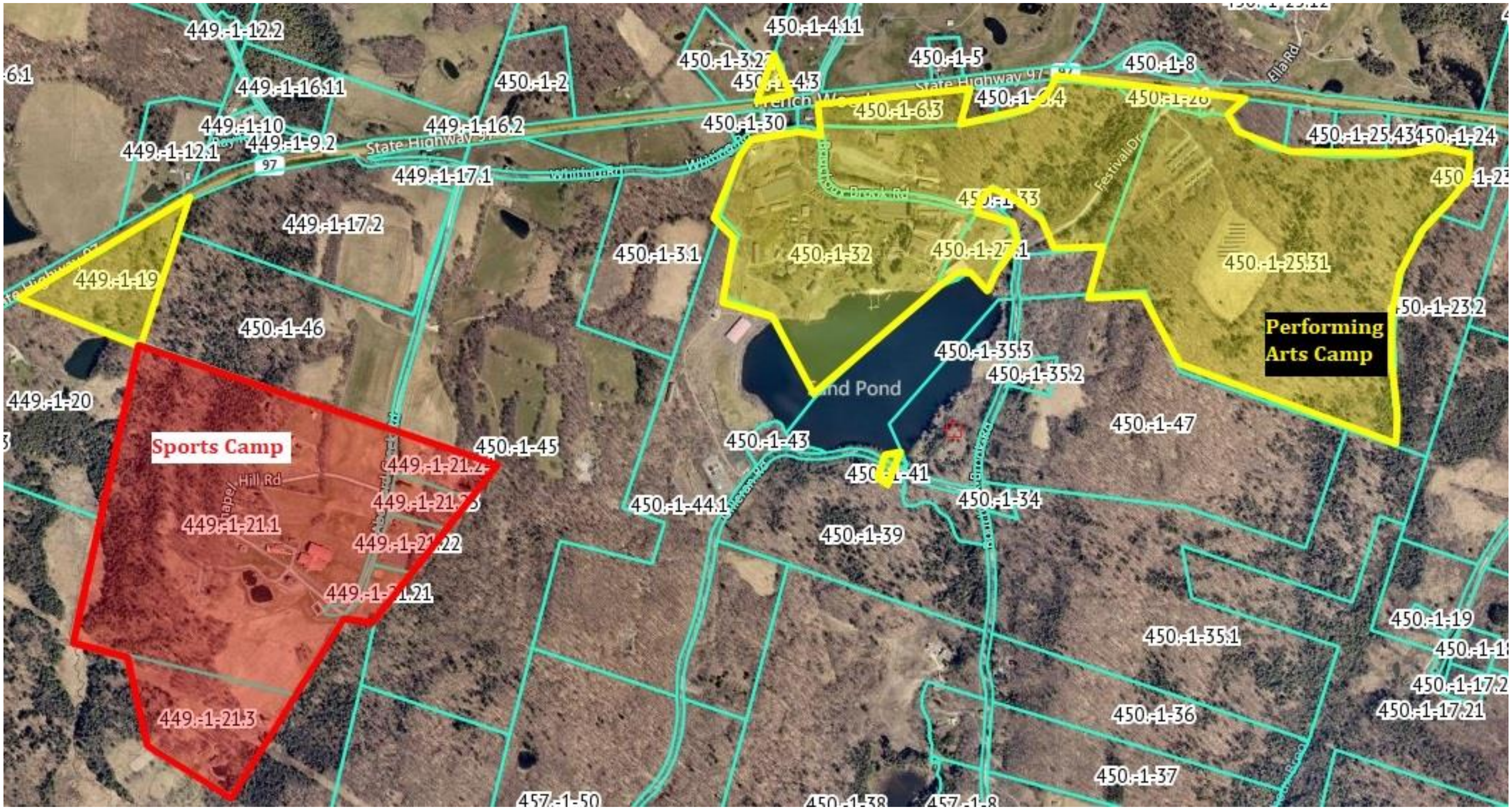


EXHIBIT 1B – "PERFORMING ARTS CAMP" MAIN PARCELS

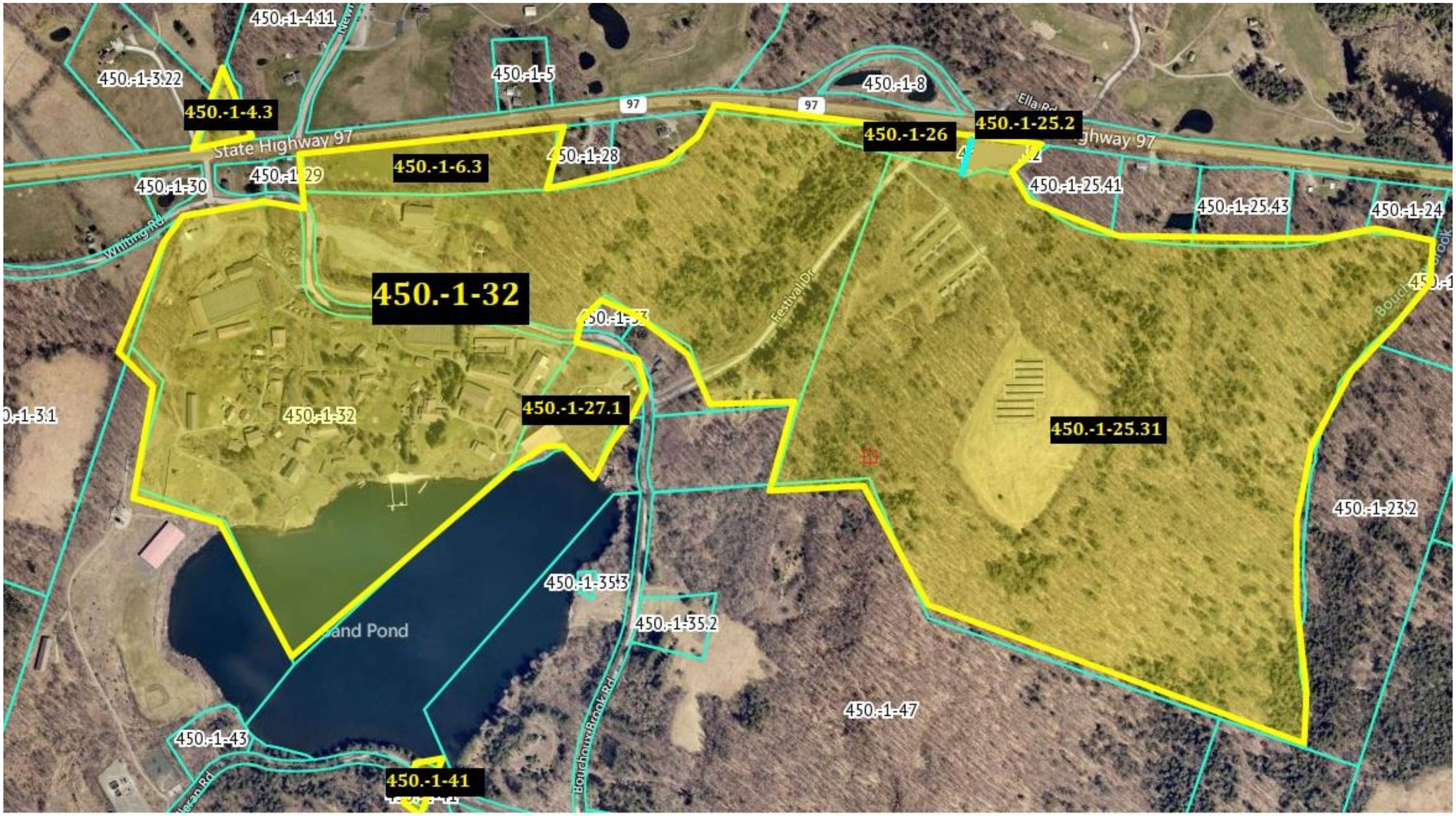


EXHIBIT 1C – "PERFORMING ARTS CAMP" ADDITIONAL PARCEL

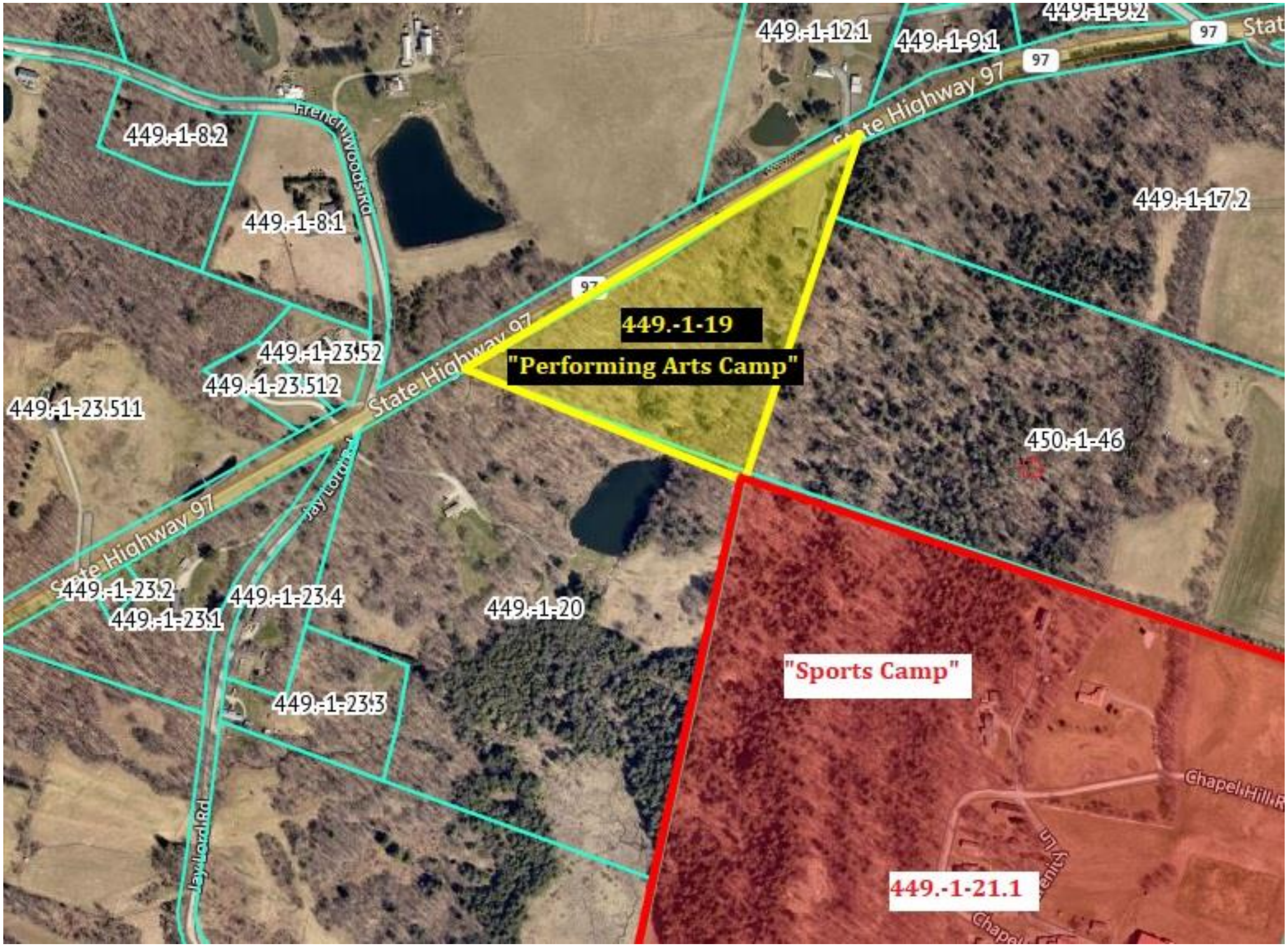


EXHIBIT 1D – "SPORTS CAMP" PARCELS

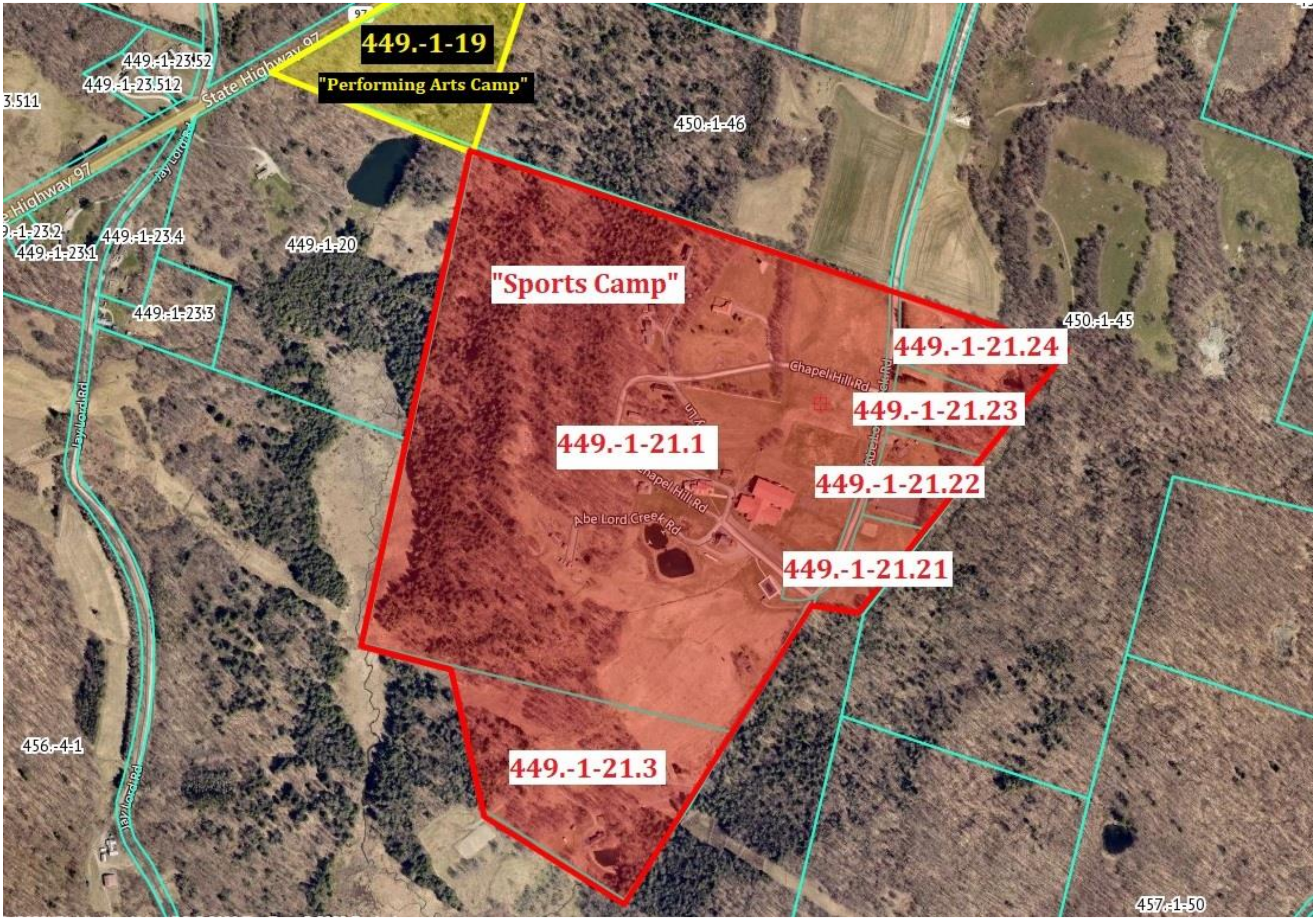
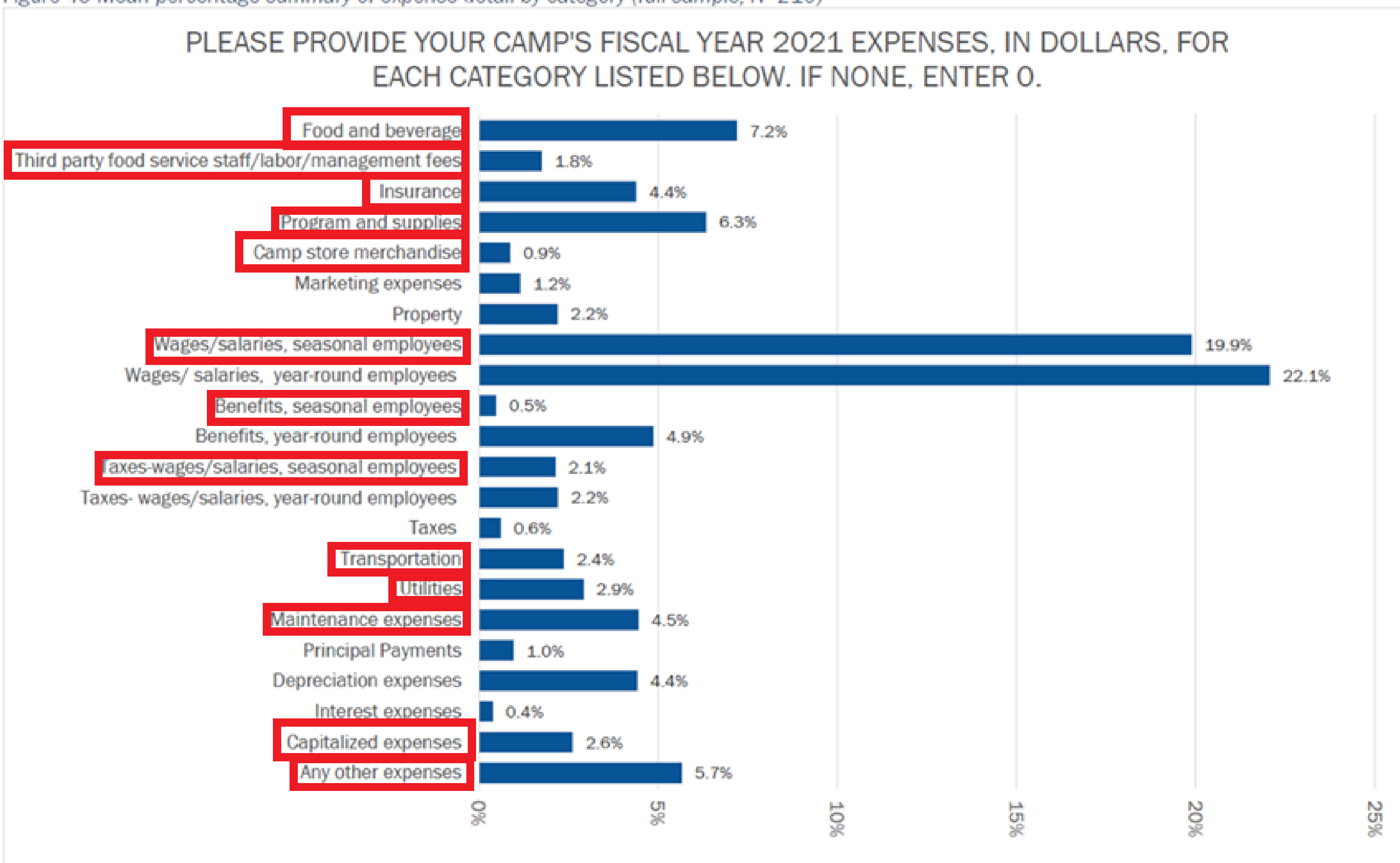


EXHIBIT 2 – AMERICAN CAMP ASSOCIATION 2021 SURVEY REPORT, COMMON CAMP EXPENSES FOR 2021

Figure 49 Mean percentage summary of expense detail by category (full sample, N=210)



7.2
1.8
4.4
6.3
.9
19.9
.5
2.1
2.9
4.5
2.6
5.7
2.4 +

61.2%

EXHIBIT 3 – AMERICAN CAMP ASSOCIATION 2021 SURVEY REPORT, OVERNIGHT CAMP (FOR-PROFIT) DAILY FEE

	NFP	FP	NP-Aff
2021 Day Camp Daily Fee	$147.19	$163.6	$126.92
2020 Day Camp Daily Fee	$59.00	$114.99	$42.53
2017 Day Camp Daily Fee	$80 (day-primary) $58 (overnight-primary)	$118 (day-primary) $101 (overnight-primary)	$60 (day-primary) $51 (overnight-primary)
2021 Overnight Camp Daily Fee	$295.38	$258.73	$500.08
2020 Overnight Camp Daily Fee	$280.33	$209.68	$97.21
2017 Overnight Camp Daily Fee	$204 (day-primary) $153 (overnight-primary)	$248 (day-primary) $284 (overnight-primary)	$99 (day-primary) $113 (overnight-primary)

EXHIBIT 4 – INCOME APPROACH VALUATION

French Woods Camp - Income Approach	
SBL	450.-1-32
Address	133-350 Bouchoux Brook Rd
Prop Class	580 (Camps)
Overall Used-AS	Z24 (Youth Camp)
USDAS Code	Z24 - Youth Camp (Total Cabin Capacity/Registration)
TAV	699,384
Full Value	5,480,000
# of Units[1] Z24	750
$/Unit[2] Z24	$ 20,445.00
Total PGI	$ 15,333,750
Vac %[3]	20%
Vac	$ 3,066,750
Additional	$ -
EGI	$ 12,267,000
Exp %[4]	65%
Exp	$ 7,973,550
NOI	$ 4,293,450
Mort Rate[5]	0.158180
Tax Rate	0.023900
Final Cap	0.182080
Eco Unit Value	$23,580,000
Subj AV	699,384
Eco Unit AV	947,291
Subject %	0.738299
Final Value (Rounded)	**$17,410,000**

EXHIBIT 5 – ECONOMIC UNIT RATIO CALCULATION

Parcel Id	SWIS	Owner Name	Prop Class	Total AV
450.-1-25.2	123689	Hancock Land Co Llc	210	23,000
450.-1-26	123689	Hancock Land Company Llc	260	8,000
449.-1-19	123689	Hancock Land Company- LLC	281	32,500
450.-1-4.3	123689	Hancock Land Company- LLC	314	2,000
450.-1-6.3	123689	Hancock Land Company- LLC	314	2,500
450.-1-25.31	123689	Hancock Land Company- LLC	416	137,917
450.-1-27.1	123689	Hancock Land Company- LLC	270W	39,190
450.-1-32	123689	Hancock Land Company- LLC	580W	699,384
450.-1-41	123689	Hancock Land Company- LLC	314	2,000

23,800
8,000
32,500
2,000
2,500
137,917
39,190
699,384 (AV of Subject Parcel)
2,000

$947,291
(Total AV of all parcels in the Economic Unit)

699,384 / 947,291 = .738299

EXHIBIT 6A – SALES COMPARISON APPROACH VALUATION

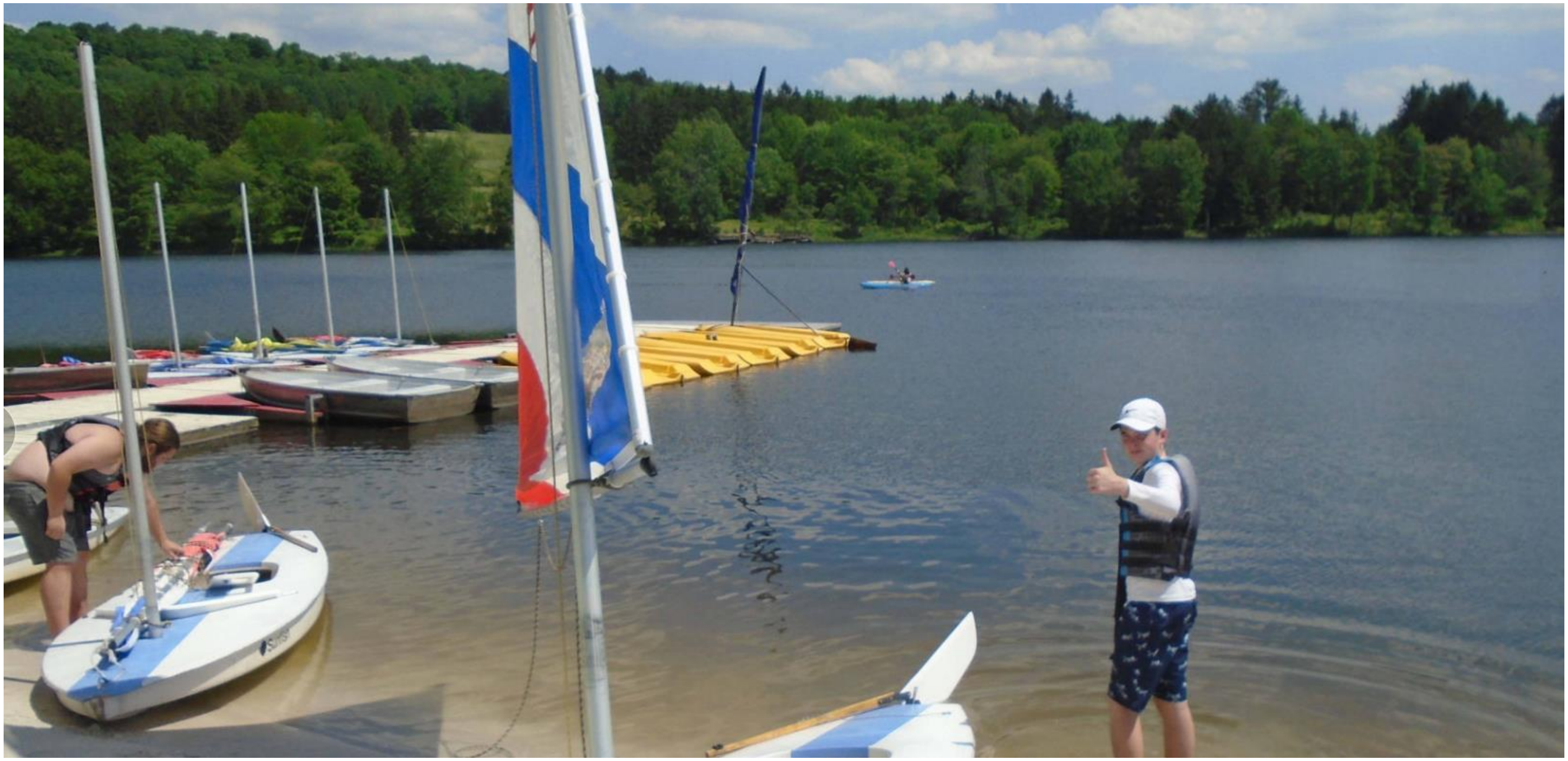
French Woods Camp - Sales Comparison Approach

	Subject - French Woods	Comp Sale 1 - Adirondack Woodcraft Camps	Comp Sale 2 - Camp Redwood/Integrity	Comp Sale 3 - Camp Heichal Torah Veavodah
Address	133-350 Bouchoux Brook Rd, Hancock, NY	285 Woodcraft Rd, Webb, NY (SWIS 215400)	576 Rock Cut Rd, Walden, NY (SWIS 334600)	162 Trout Brook Rd, Chester, NY (SWIS 332289)
Sale Price	N/A	$1,345,000	$2,150,000	$3,600,000
Sale Date	N/A	2/9/2018	7/2/2019	10/12/2018
Total Improvement SF (Cabins, Dining, Recreation, Camp Store, Wellness Center etc)	275,000	16,469	35,000	60,077
Time Adjustment - using MTB Trend through 7/2021**				
TASP	N/A	$1,413,057	$2,212,350	$3,926,664
TASP/SF	N/A	$85.80	$63.21	$65.36
Location (*See Components)	*	Superior	Superior	Similar
		-5%	-5%	0
Total Acreage/Size	254 Acres	256 Acres (Similar)	38 Acres (Inferior)	102 Acres (Inferior)
		0	+15%	+5%
Total Camper Capacity/Registration	750	200 (Inferior)***	100 (Inferior)***	Inferior
		+10%	+10%	+5%
Programming/Amenities	Tennis, Music Hall, Dance Hall, Playhouse, Fine Arts, etc.	Includes Archery, Riflery, Rock Climbing, and Watersports (Similar)	Does Not Include Many of the Same Amenities/Programs (Inferior)	Does Not Include Many of the Same Amenities/Programs (Inferior)
		0	+5%	+5%
Average Weekly Income/Camper	$1,600	$1750 (Superior)	$800 (Inferior)	Inferior
		-5%	+5%	+5%
Condition	Normal	Normal (Similar)	Fair (Inferior)	Normal (Similar)
		0	+5%	0
Quality (Grade)	Normal	Normal (Similar)	Normal (Similar)	Normal (Similar)
		0	0	0
Adjusted $/SF		$85.18	$87.94	$79.45
Indicated $/SF	$82.00			
Final Sales Comp Approach Value (Rounded - EU)	22,600,000			
Final Sales Comp Approach Value (Rounded - Subject)	16,700,000			
NOTE: COMPS 1 AND 2 HOLD GREATER CONFIDENCE THAN COMP 3, FOR WHICH CAMPER CAPACITY AND RATE DATA COULD NOT BE VERIFIED				

EXHIBIT 6B – FINAL VALUE RECONCILIATION

Sales Comparison Approach Subject Value	$16,700,000
Income Approach Subject Value	$17,410,000
Reconciled Value	$17,000,000
FF&E Value (5% of Rec. Value)	$850,000
Intangibles Value (10% of Rec. Value)	$1,700,000
Final Value (Reconciled Value Less FF&E and Intangibles)	**$14,450,000**

EXHIBIT 7 – ADDITIONAL IMAGES




FRENCH
WOODS


SENNHEISER
HD 202


BSL1


French Woods
Festival of the
Performing
Arts

New York State Office of Real Property Tax Services

Recommended Final State Equalization Rates
For 2023 Assessment Rolls
For Towns Which Have Filed Complaints

SWIS Code	Municipality Name County Name	Parcel Count	Local Stated Level of Assessment	Tentative Data Equalization Rate	Tentative Data Full Value	Recommended Final Data Equalization Rate	Recommended Final Data Full Value	Percent Change in Full Value
123600	Town of Hancock Delaware County	4,083	10.00	8.12	685,000,000	8.39	663,000,000	-3.2%
533000	Town of Fort Edward Washington County	2,742	100.00	91.55	47,800,000	91.55	47,800,000	0.0%

NEW YORK STATE | Department of Taxation and Finance

MEMORANDUM

TO:	State Board Members
FROM:	Ms. Ingalsbe
SUBJECT:	STAR Exemption Appeals - General Discussion
DATE:	July 12, 2023

Purpose

The purpose of this memorandum is to present a general discussion of the principles applicable to the review of the STAR exemption appeals that are presented in the next Agenda Item. The exemptions in question were denied by the staff of the Department of Taxation and Finance on the basis that the applicable age, income and/or residency requirement was not satisfied.

Since these appeals involve the financial history of particular persons - particularly, information obtained from income tax returns that by law must be protected from public disclosure - we recommend that they be considered in Executive Session as authorized by Public Officers Law§ 105(1)(f).

Background

The STAR exemption is authorized by section 425 of the Real Property Tax Law. Its central eligibility requirements are as follows:

a. Basic STAR Exemption

In order for a property owner to be eligible for a Basic STAR exemption:

- the property must be the primary residence of the owner(s), and
- the combined income of the owner(s) and spouse(s) who reside on the property may not be more than $250,000[1] for the applicable income tax year.

b. Enhanced STAR Exemption

In order for a property owner to be eligible for an Enhanced STAR exemption:

[1] It may bear mention that the income limit for the Basic STAR credit is $500,000. Appellants whose incomes are over $250,000 but not over $500,000 may switch to the Basic STAR credit if they wish, but that has no bearing on their eligibility for a Basic STAR exemption. The State Board only has jurisdiction over exemption appeals.

- the property must be the primary residence of the owner(s),
- all owners must be at least 65 years of age (with two limited exceptions specified below), and
- the combined income of the owner(s) and spouse(s) who reside on the property may not be more than a formula-based limit (specified below) for the applicable income tax year.[2]

As noted above, the law provides that property cannot receive an Enhanced STAR exemption unless all of the owners are at least age 65, but it also provides two limited exceptions to this requirement.

One exception is that if property is owned by a married couple or by siblings, only one of them must be at least age 65.

The other exception is that when property owned by a married couple is receiving the exemption because one spouse is at least age 65, and that spouse dies, the exemption may be continued if the surviving spouse is at least age 62.

c. <u>Definition of Income</u>

For STAR purposes, income means adjusted gross income for federal income tax purposes for the applicable income tax year, reduced by distributions, to the extent included in federal adjusted gross income, received from an individual retirement account and an individual retirement annuity.

d. <u>Parameters applicable to today's appeals</u>

The appeals presented to you today all involve STAR exemptions for 2022 assessment rolls. By law, eligibility for STAR exemptions on a 2022 roll must be based upon the following parameters:

- Income eligibility for both the Basic and Enhanced STAR exemptions is based on the 2020 income tax year.
- The income limit is $250,000 for the Basic STAR exemption and $92,000 for the Enhanced STAR exemption, and
- Age eligibility for the Enhanced STAR exemption is determined as of December 31, 2022.

Discussion

When Tax Department staff determined that a property was not eligible to receive a STAR exemption, the property owners were notified that they had the opportunity to appeal the decision to the Commissioner. Where an appeal to the Commissioner was denied, the property owners were notified they had the opportunity to apply for review by the State Board.

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[2] Property owners who fail to satisfy the age or income requirements for Enhanced STAR may still receive a Basic STAR exemption as long as their incomes do not exceed $250,000.

The next Agenda Item presents several such appeals for your consideration. Each memorandum is accompanied by a copy of the appellant's submission[3] and a draft resolution we shall ask you to adopt.

Before you take up these specific appeals, please be aware that their details cannot be discussed in a public forum because they involve information obtained from income tax returns, and as such, are subject to the secrecy protections of Tax Law§ 697(e).

That being so, we respectfully request that a Board member make a motion pursuant to Public Officers Law§ 105(1)(f) calling for these appeals to be considered in Executive Session on the basis that they involve the financial history of particular persons. If such a motion should be made and seconded, we would recommend its approval.

[3] If an appellant included a copy of a tax return or similar documentation that had no bearing upon their STAR eligibility (e.g., if they provided their 2021 return when only their 2020 income is relevant), we would remove it before forwarding the submission to you due to its sensitivity.

Agenda Item IV has been intentionally omitted from this packet to protect confidential information of private individuals.